



Chester Close  
Dorchester

 PARKERS  
PROPERTY CONSULTANTS & VALUERS





Situated in the popular residential area of Fordington fields, Dorchester, is this three-bedroom, detached family home with off-road parking and single garage. Further accommodation includes two reception rooms, family shower room and WC. Externally, there is also an enclosed south-westerly facing rear garden. EPC rating C.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.





A glazed UPVC entrance door takes you through to the property's hallway with access granted to the majority of ground floor rooms including the WC.

Sliding doors allow the garden and sitting room to seamlessly connect and the room additionally features a front aspect window and central fireplace with gas fire, wooden surround and mantle.

Dining space is located within the kitchen, with ample room for a table and chairs. The kitchen itself is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is a two-ring gas hob and stainless-steel 1 ½ bowl sink and drainer. Space is allocated for further appliances.



To the first floor, there are three bedrooms and family shower room. An airing cupboard is located on the landing.

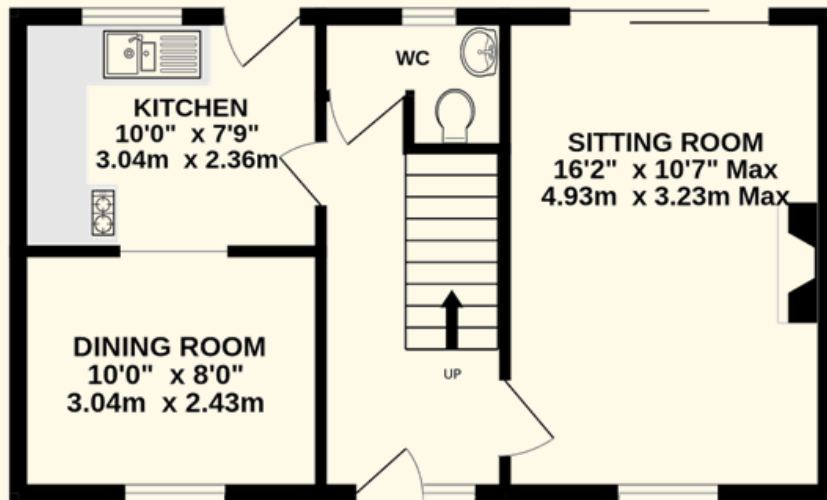
All three bedrooms receive plentiful natural light via a front or rear aspect window and bedrooms one and two further benefit from being double in size.

The shower room is furnished with a walk-in double shower, WC and wash hand basin with modern vanity storage below. The room is complete with tiled walls and vinyl flooring.

The rear garden is a standout feature of the property, with an area of lawn bordered by mature plants and shrubs, covered patio area with hot tub (which will stay) and the garden also enjoys a sunny south-westerly aspect. The single garage has light, power and electric roller door. There is off-road parking to the front.



**GROUND FLOOR**  
414 sq.ft. (38.4 sq.m.) approx.



**Flood Risk:**  
Enquire for up-to-date details

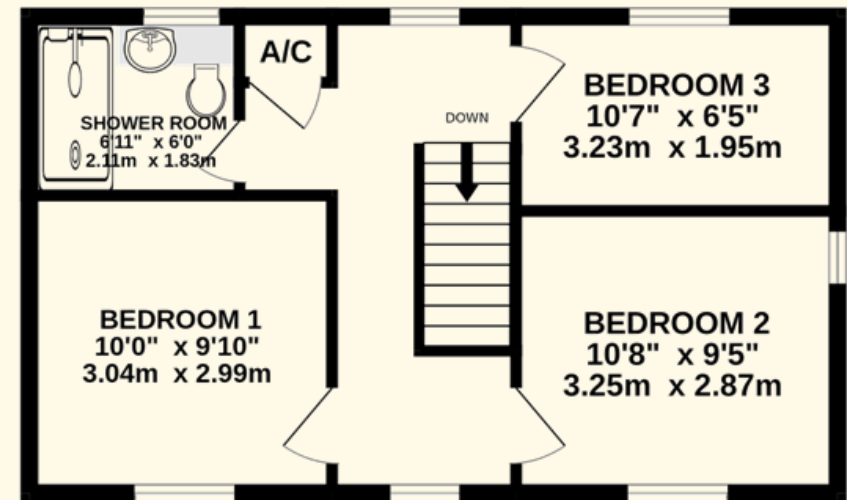
<https://check-long-term-flood-risk.service.gov.uk/risk#>

**TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Notes:**  
Please note the solar panels are owned outright.

**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



**Services:**  
Mains electricity, water and drainage are connected. Gas fired central heating.

**Local Authorities:**  
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is D.

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.