



1 Celtic Crescent
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A substantial and well-presented versatile family home located in the highly popular Castle Park area of Dorchester. The property offers spacious and flexible accommodation including a fantastic open-plan living/dining/kitchen room, utility room, lounge, and a versatile reception room which could easily be used as a fifth bedroom or playroom, as well as a ground floor WC. Upstairs, there are four bedrooms—three of which are doubles and one a single—along with a well-appointed family bathroom. Externally, the home boasts an attractive and well-maintained rear garden. To the front, there is a single garage, off-road parking for multiple vehicles, and a small grassed area. EPC Rating C.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



The entrance to this lovely home is via a tarmacked drive offering off-road parking with grassed area and mature hedging to the sides and front. The single garage with up-and-over door and electrics, houses the boiler. Gates either side of the property provide rear access.

A modern front door with side window leads you to the hallway giving access to all ground floor rooms, stairs to the first floor and understairs storage. There are two separate, front aspect reception rooms. The lounge and hallway boasts the original Parquet flooring offering a sought-after and characterful look. There is also a working chimney in the lounge should any new owner wish to make something of this feature.

The wonderful kitchen/diner/living space offers a fabulous space for modern family life. With engineered oak flooring, bi-fold doors opening onto the rear garden and powder coated aluminium rear kitchen window, the room is fitted with a stylish and modern kitchen offering a range of wall and base units with wooden worksurface over. The seller advises there are joists in the kitchen for a lantern window, should any future buyer wish to pursue this look. The utility area, with storage, worksurface, sink and space for white goods, offers access to the rear garden. There is a fitted Hisense double oven and a six-ring gas hob, space is offered for a dishwasher.

The first floor provides four bedrooms—three of which are good-sized doubles and one a single room—with two of the doubles benefiting from fitted storage, along with a family bathroom, fitted with an electric shower installed approximately one year ago.

The attractive and fully enclosed rear garden is mainly laid to lawn with a variety of mature plants and shrubs. There is a rear aspect patio space for garden furniture.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely and outdoor is likely. 4G and 5G are available depending on your provider

For up-to-date information visit <https://checker.ofcom.org.uk> or <https://www.signalchecker.co.uk/>

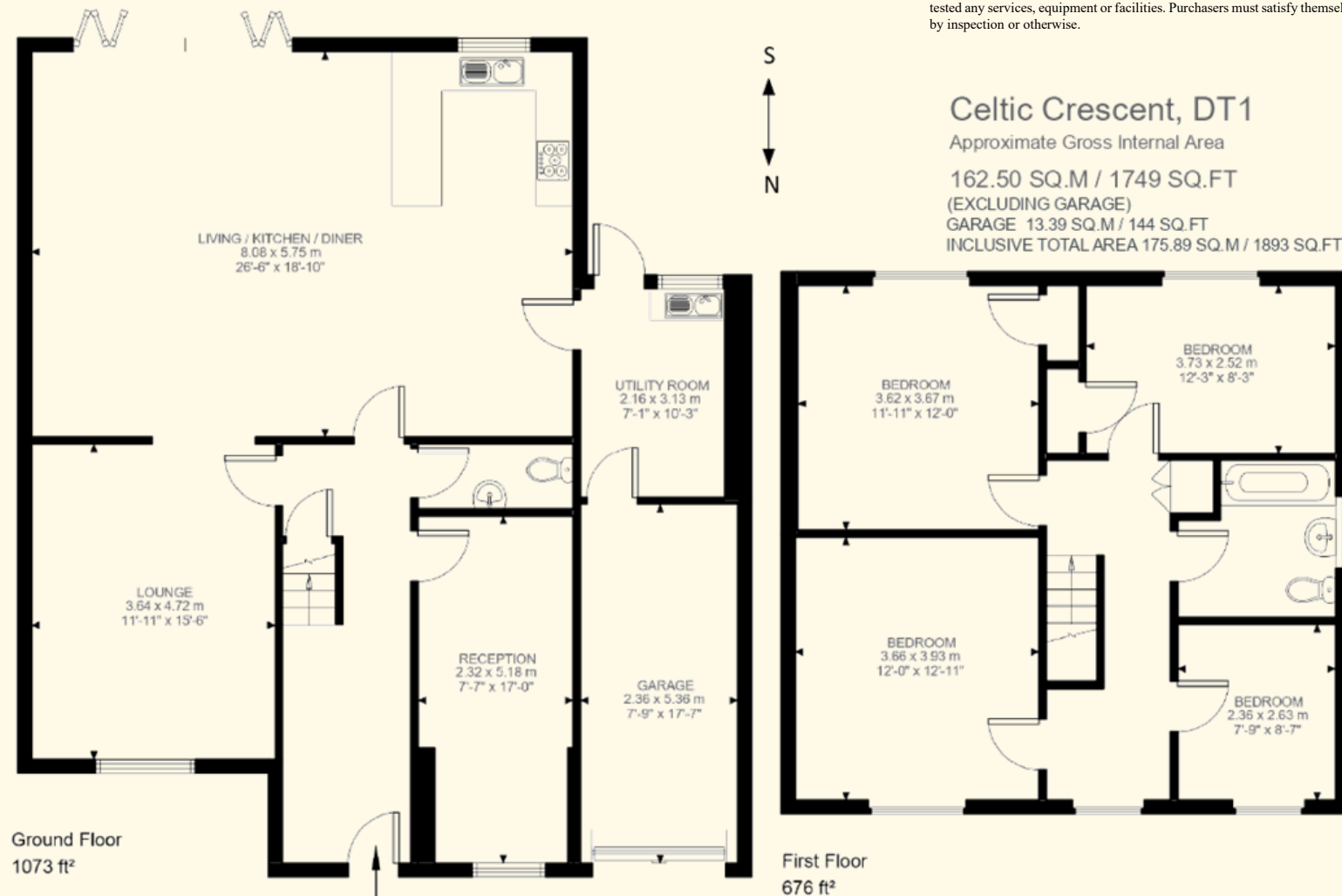
Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
DT1 1XJ

Council tax band E.



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.