



Culliford Road South
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This beautifully presented, favourably positioned, three-bedroom home, set within a conservation area, offers accommodation across three floors. The ground floor features a welcoming porch, a bay-fronted reception with log burner, and an open-plan sitting/dining room with doors opening into the garden. The well-equipped kitchen offering ample space with an adjoining utility room and downstairs W/C. The first floor has two double bedrooms, a modern family bathroom, and useful storage solutions. Stairs lead to the converted loft, used as a third bedroom. There is a good-sized fully enclosed, mature rear garden. This home blends character, comfort, and convenience with charming details throughout, and offers an ideal opportunity to acquire a fabulous home in a central location. EPC Rate TBC.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



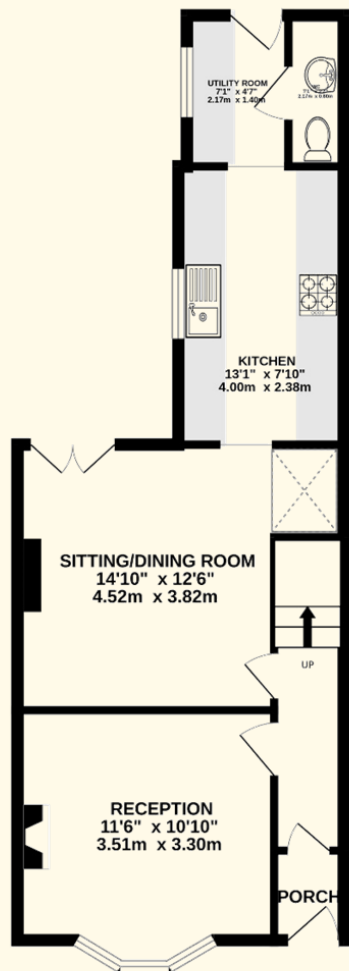
Entrance to the property via a part glazed door to a porch area leading to the hallway. The main reception room is generously sized, filled with natural light from a bay window, and features a cozy log burner with tiled surround, laminate flooring, and calming pastel décor. The sitting/dining room a stylish offers double doors providing access to the rear garden and a modern anthracite column radiator. The room offers a nod to its original features with mantle over what was once an open fire. The modern and stylish galley kitchen is well-equipped with a range of wall and base units, space for under-counter appliances, and an integrated oven with four-ring gas hob and extractor over A utility room provides space for a washing machine and further white goods, and houses the Worcester boiler. Adjacent is a convenient ground-floor W/C with hand basin.

Stairs rise to the first floor where there is a generous fitted storage cupboard. There are two spacious double bedrooms with the front aspect room boasting a bay window and fitted storage. The bathroom is fitted with a paneled bath with shower attachment, WC, hand basin and radiator.

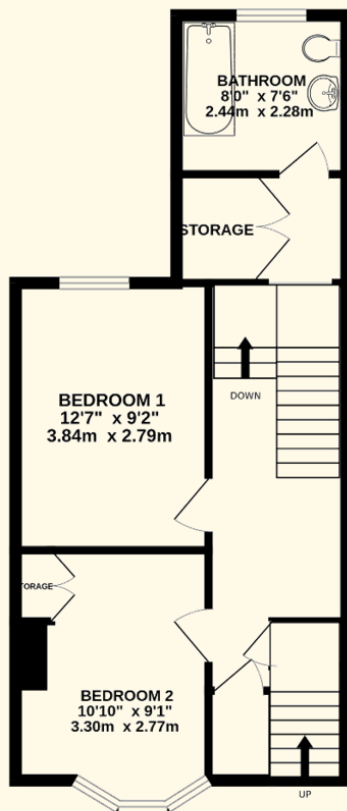
A further set of stairs rise to the second floor to the loft room, a fully converted spacious room, enjoying abundant natural light from two Velux windows. There's ample space for a double bed, plus convenient eaves storage.

The generously sized, mature and private garden features both a patio and a lawn area. There is a well-positioned outbuilding at the rear of the garden offers convenient additional storage and a rear aspect gate offers direct access to a lane at the rear of the property.

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



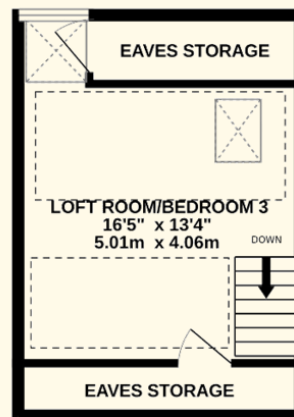
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is C.

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 phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

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.