



Barrow Close  
Dorchester

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





A well-presented, modern and renovated semi-detached family home, found in a quiet cul-de-sac in a popular residential area of Dorchester. The property boasts three bedrooms, a sitting room, a kitchen and family bathroom. Externally, the property benefits from a single garage with off road parking space for three cars and an enclosed South facing garden. EPC Rating C.

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.



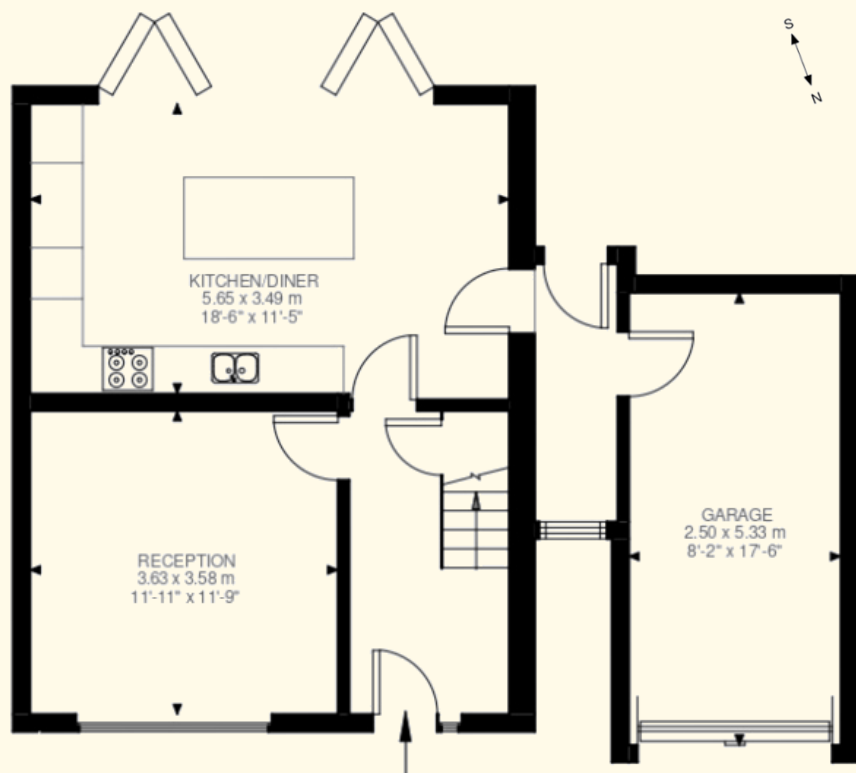


The property welcomes you via a part-glazed front door into a hallway featuring mosaic-effect tiled flooring. The hallway provides access to both ground-floor rooms and offers excellent storage space beneath the stairs, which rise to the first floor.

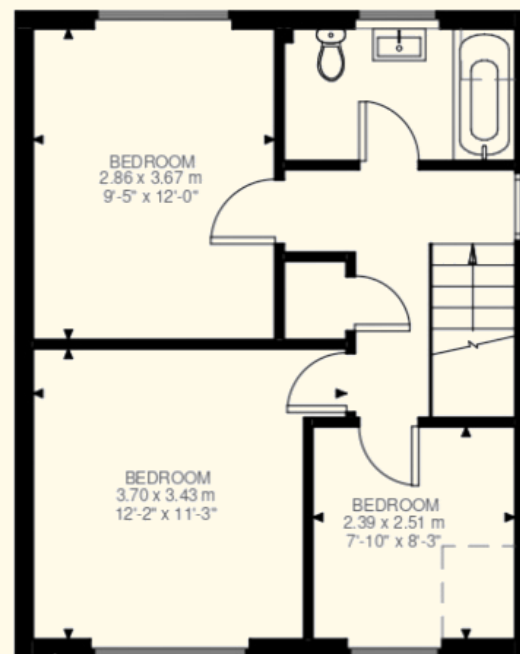
The sitting room has a cosy feel, flooded with natural light from the large front-aspect window and is finished with neutral décor with stylish wood-effect flooring. The kitchen is a real feature of the property, beautifully renovated by the current owners and equipped with a central island and stylish bi-fold doors, creating an open and social space. It offers ample storage and includes an integral eye-level double oven and induction hob, with space provided for additional appliances. From the kitchen, a second door leads to a side lobby area which, in turn, provides access to the single garage, featuring an up-and-over door, lighting and power.

Stairs rise to the first floor, where wood-effect flooring flows from the landing into all three bedrooms, two of which are double in size. The bathroom is fully tiled and fitted with a suite comprising a panel-enclosed bath, W.C, wash basin, and heated towel rail.

Externally, the property offers a covered area adjoining the kitchen, featuring wood-effect paved patio flooring that creates a seamless flow from inside to outside. This cosy space is ideal for outdoor furniture, providing a great spot for dining and entertaining, while a wood-burning stove ensures comfortable year-round use. Steps lead up to a lawned area bordered by raised beds with mature plants and shrubs.



Ground Floor  
441 ft²



First Floor  
448 ft²

Barrow Close, DT1  
Approximate Gross Internal Area  
82.55 SQ.M / 889 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE 17.65 SQ.M / 190 SQ.FT  
INCLUSIVE TOTAL AREA 100.20 SQ.M / 1079 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

**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.

### 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.  
There is an improvement indicator on this property.

### 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 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>

### Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>