



## Garland Crescent

Dorchester

£450,000



OFFERED WITH NO FORWARD CHAIN, this spacious and well-proportioned three-bedroom detached family home offers bright and versatile accommodation ideally suited to modern family living. The property comprises a spacious living room, conservatory, kitchen/breakfast room, ground floor W/C, family bathroom and three double bedrooms. Externally, the home benefits from a detached single garage with parking, and a generous south-east facing rear garden, creating an excellent balance of indoor and outdoor space. 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.

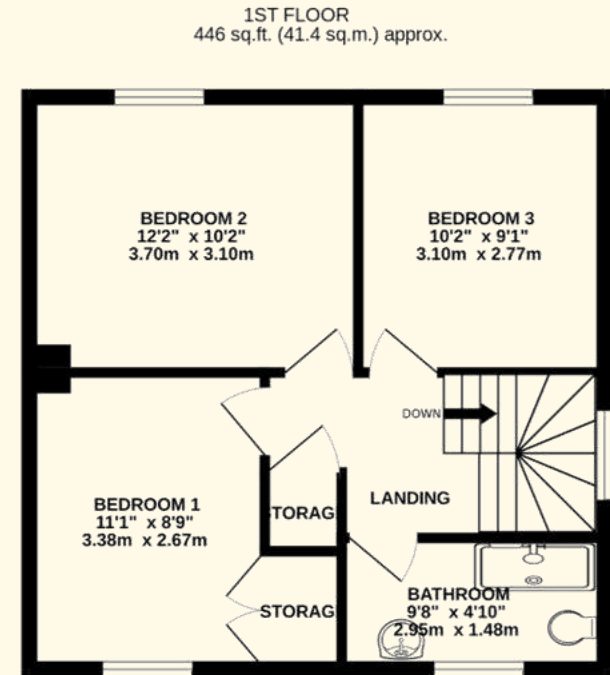
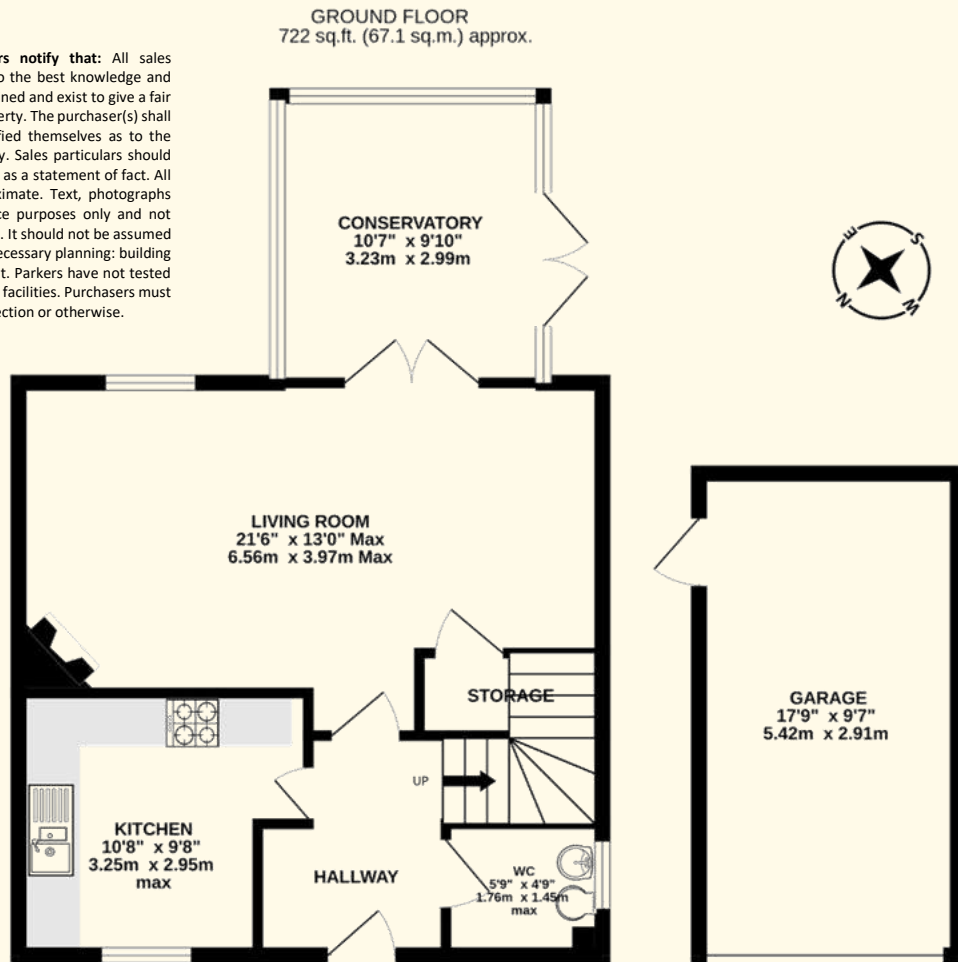


Approaching the property, a neat front garden is framed by mature hedging, with a paved pathway leading to the front door. Upon entering, a welcoming entrance hall sets the tone for the home and provides access to the principal ground-floor accommodation, including a convenient w/c and stairs rising to the first floor. Positioned at the front of the property, the bright kitchen is fitted with a range of wall and base units incorporating an integrated Hotpoint electric oven, four-ring gas hob and sink with mixer tap. There is additional space for further appliances, while tiled flooring and decorative splashbacks complete the room. To the rear, a spacious and light-filled living room provides an excellent space for relaxing and entertaining. Centred around a corner gas fireplace, the room also benefits from an understairs storage cupboard and double French doors opening into a bright conservatory. This lovely addition enjoys direct access to the rear patio and garden, further enhancing the living accommodation.

Upstairs, the landing provides access to the three bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double room with the added benefit of built-in wardrobes. Bedroom two is another well-proportioned double overlooking the rear garden, while bedroom three is also a double room and is currently utilised as a study. Completing the first floor, the family bathroom is fitted with a walk-in shower cubicle, low-level WC, wash hand basin with vanity storage and a heated towel rail, all complemented by stylish Karndean flooring.

Externally, the property enjoys an enclosed south-east facing rear garden, where a paved patio adjoins the home, creating an ideal space for outdoor dining and entertaining. The garden further benefits from a wraparound lawn and a shingle area housing a storage shed. A garden pathway leads to a part-glazed door providing convenient access into the garage, while a rear garden gate opens onto the area to the rear of the property, where the driveway and additional access to the garage are located. The garage benefits from an electric up-and-over door, power, lighting and a pitched roof offering excellent overhead storage.

**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.



**TOTAL FLOOR AREA : 1168 sq.ft. (108.6 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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**Flood Risk:**

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

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

**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-landtax/#/intro>

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970  
Council Tax Band D.

**Services:**

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

**Broadband:**

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit

<https://checker.ofcom.org.uk>