



Instinct Guides You



Celtic Crescent, Dorchester Offers In Excess Of £325,000

- Three Bedroom Extended Home
- Generous Kitchen/Dining Room
- Off Road Parking
- Garage
- Low Maintenance Garden
- Close To Schools & Amenities
- Well Appointed Bathroom
- Rear Extension With Cloakroom



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Mowlam Tominey are delighted to offer this well-presented, EXTENDED family home, boasting a garage, driveway, three bedrooms and a spacious kitchen/dining room leading to the extended sunroom & cloakroom. The property is ideally positioned within close proximity to a range of amenities and reputable schools.

Inside, the hub of the home is the open-plan kitchen/dining room. The property has been recently extended, creating a seamless flow into the rear of the home. The kitchen features a range of fitted cabinets, ample work surface space, and some integrated appliances, with plenty of room for a dining table and additional furniture. The extension enjoys sliding doors opening onto the rear garden, helping to bring the outside in, while a cloakroom adds excellent practicality.

The adjacent living room is a generous size, offering space for a variety of furniture arrangements and benefiting from an understairs cupboard.

Stairs rise to the first floor, where you will find three bedrooms and the family bathroom. Bedrooms one and two are well-proportioned doubles, while bedroom three is a comfortable single. The family bathroom has been remodelled and comprises a bath with shower over, wash hand basin and WC, all set against contemporary tiling.

The rear garden has been designed with low maintenance in mind, featuring an area of artificial lawn and a patio that provides an ideal space for entertaining. The garden also benefits from rear access.

The location is a standout feature, offering an easy walk into the town centre, convenient access to reputable schools, and beautiful countryside walks all within close proximity.

- Kitchen/Dining Room 16'6" x 9'7" (5.05 x 2.94)
- Living Room 13'5" max x 13'5" max (4.11 max x 4.11 max)
- Cloakroom 4'5" x 2'1" (1.35 x 0.66)
- Sun Room 8'10" x 8'0" (2.70 x 2.44)
- Bedroom One 13'2" x 9'8" (4.02 x 2.96)
- Bedroom Two 10'5" x 8'10" (3.18 x 2.70)
- Bedroom Three 7'11" x 6'6" (2.42 x 1.99)
- Bathroom 7'5" x 5'5" (2.28 x 1.66)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.