



Camden Way | Castle Park | Dorchester | DT1 2RA

Offers Over £290,000

BEAUMONT  JONES

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We are delighted to bring to the market this modernised three bedroom family home in the very popular location of Castle Park. With three good sized bedrooms, open plan lounge/kitchen/diner, modern bathroom, southerly facing rear garden, garage and off road parking.

- Perfect First Time Buy/ Family Home
- Open Plan Kitchen/Diner
- Garage and Off Road Parking
- Fully Modernised Throughout
- Southerly Facing Rear Garden
- Popular Location and Great School Catchment

Full Description

Accommodation

Entrance to the property is through the composite front door which leads into the welcoming hallway with a door leading into the living accommodation and stairs that rise to the first floor. The beautiful living room area has ample space for living room furniture, front aspect double glazed window, wall mounted radiator, under stair cupboard and this room opens up to the kitchen/diner. An abundance of light floods through the sliding patio doors into the dining area. The modern kitchen is partially tiled and fully equipped with a range of eye and base level units, integral dishwasher, oven with hob and extractor hood over. Space for washing machine and fridge/ freezer.



This three bedroom family home has been modernised throughout making it a perfect first time buy.



Returning to the stairs in the hallway which rise to the first floor landing, a storage cupboard housing the combination boiler, access to loft via loft hatch and doors lead to the remainder of the accommodation. The master bedroom is a generous double with built in wardrobes, front aspect double glazed window, wall mounted radiator and ample space for bedroom furniture. Bedroom two is also a double with rear aspect double glazed window, wall mounted radiator and space for bedroom furniture. Bedroom three is a good sized single with a front aspect double glazed window and a wall mounted radiator. The modern family bathroom is partially tiled around with a bath and shower over head, low level WC, hand wash basin, heated towel rail and a rear aspect double glazed window.

Outside

To the front of the property the garden is laid to lawn with a path leading to the front door. The southerly facing rear garden is partially laid to lawn but mostly decking creating the perfect space for a table and chairs for alfresco dining. There is rear access leading to the off road parking for two cars and garage which is accessed from Cunnington Close off Celtic Crescent.

Perfectly located on the outskirts of Dorchester town centre in the popular area of Castle Park within excellent school catchment, only a short walk from local amenities including a bakery and convenience stores. Dorset county hospital, local doctors surgery and train stations are also within walking distance.

Rating Authority: - Dorset Council. Council Tax Band C. Services: - Mains gas, electric & drainage.

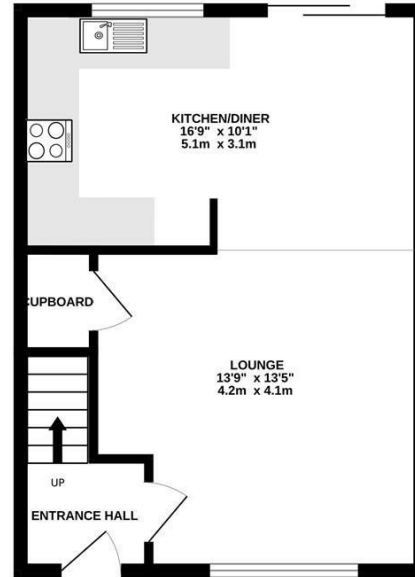
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

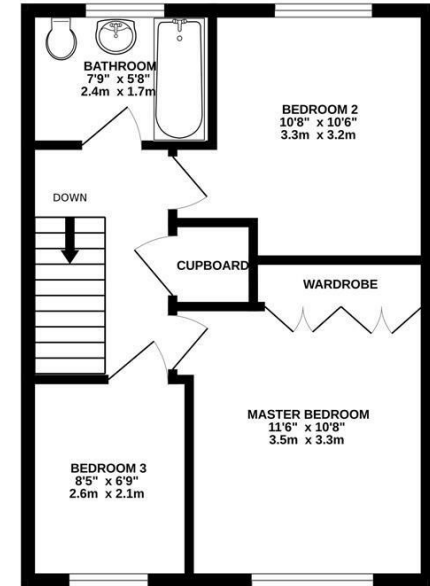


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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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We value more than your property

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