



Augustan Close, Dorchester, DT1 2

Guide Price £400,000

Meyers Estates Poundbury

www.meyersstates.com | 01305 259436



- Three Bedroom Family Home
- Requires Updating
- Garage & Driveway
- Front & Rear Gardens
- No Forward Chain
- Utility Area & Rear Office Space
- Sought After Location
- Link-Detached

Situated within the highly sought-after Castle Park development, this three-bedroom detached family home occupies a peaceful cul-de-sac position while remaining conveniently close to the excellent amenities, well-regarded schools and vibrant town centre of Dorchester. Offered to the market with no forward chain, the property presents a superb opportunity for buyers seeking to modernise and personalise a home to their own taste.

The accommodation is well-proportioned throughout. The ground floor comprises a welcoming entrance hallway leading to a spacious sitting room, ideal for both everyday family living and entertaining. An adjoining dining area overlooks the rear garden and provides direct access outside, creating a seamless connection between indoor and outdoor space. The kitchen offers ample cupboard and worktop space and leads through to a useful utility area with additional storage and laundry facilities, as well as internal access to the integral garage.

Upstairs, there are three bedrooms, including two generous doubles and a comfortable single bedroom, perfectly suited as a child's room, guest bedroom or home office. A family bathroom serves the first floor, with scope for updating to suit modern preferences.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn and offering excellent potential for landscaping. The space provides a wonderful setting for family enjoyment and outdoor entertaining. To the front, a private driveway provides off-road parking and leads to the integral garage, offering further storage or workshop space.

Castle Park is a popular residential area on the outskirts of Dorchester, with easy access to open countryside and the stunning Jurassic Coast. Dorchester itself offers a comprehensive range of shopping, leisure and cultural facilities, along with mainline rail links to London Waterloo and Bristol Temple Meads.

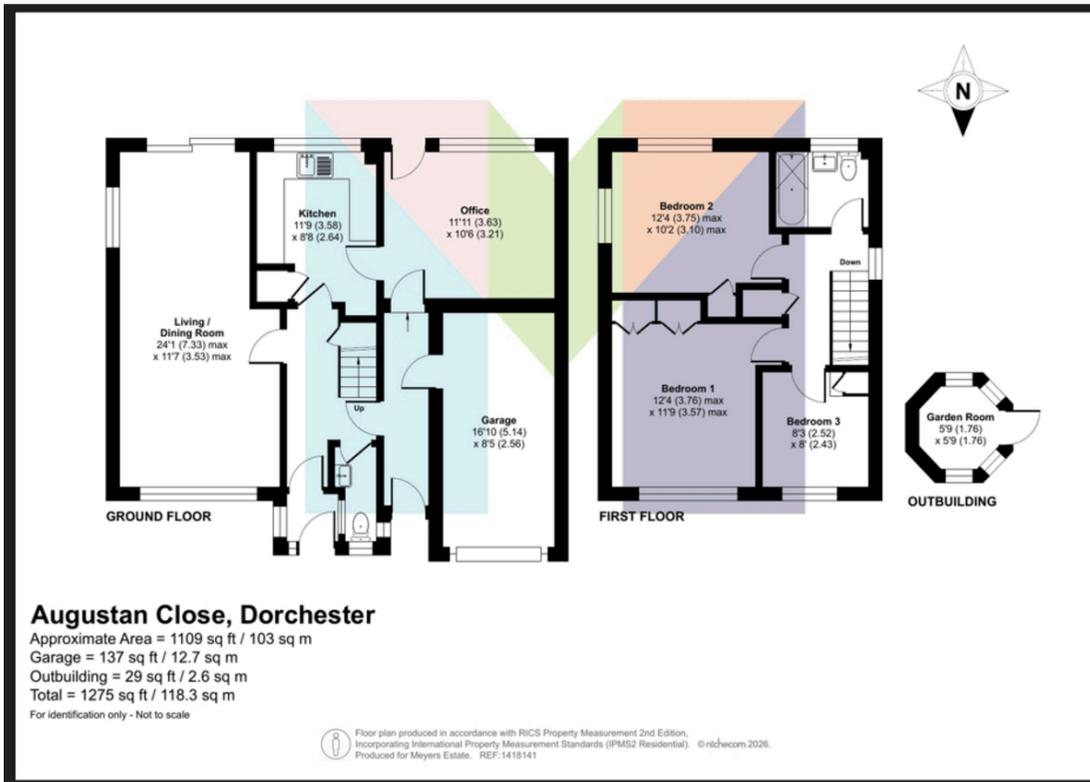
A fantastic opportunity to acquire a detached home in a desirable location, offering space, potential and long-term value. Early viewing is highly recommended.





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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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