



Instinct Guides You



Camden Way, Dorchester Offers In Excess Of £300,000

- Castle Park
- Garage & Off Road Parking
- Southerly Garden
- Well Presented
- Three Bedrooms
- Convenient Location
- Kitchen/Diner
- Cul-De-Sac



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Situated within the popular location of Castle Park in Dorchester, this well presented three bedroom home offers a modern kitchen dining arrangement, a spacious reception room, a southerly rear garden, off road parking and a GARAGE. The location is particularly sought after for its excellent school catchment and convenient access to a range of local amenities, making it an ideal setting for family living.

The accommodation is entered via a hallway with stairs rising to the first floor. The reception room is positioned to the front and provides a comfortable living space with a large window allowing natural light to fill the room, along with ample space for a range of furnishings.

To the rear, the kitchen dining room forms the heart of the home and has been fitted with a range of contemporary base and eye level units with generous work surfaces and space for appliances. There is ample room for a dining table, and doors open out to the rear garden, creating a natural flow between inside and out.

To the first floor, there are three bedrooms. Bedroom one is a well proportioned double with fitted wardrobes, while bedroom two is another comfortable double also benefitting from built in storage. Bedroom three offers flexibility as a further bedroom, nursery or study. The bathroom is fitted with a bath with shower over, wash hand basin and WC, finished in a modern style.

Externally, the rear garden is laid to lawn with a large decked seating area, providing an ideal space for outdoor dining and relaxation in the southerly sun. A pathway leads through the garden towards the rear access, off road parking and garage. A pleasant frontage, completes this well balanced home in a convenient Dorchester location.

Room Dimensions

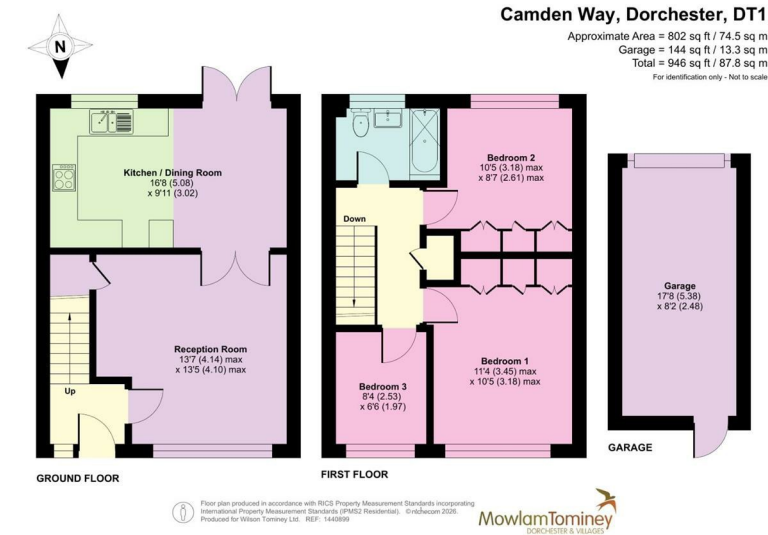
Lounge 13'6" max x 13'5" max (4.14 max x 4.1 max)

Kitchen/Diner 16'7" x 9'10" (5.08 x 3.02)

Bedroom One 11'3" x 10'5" (3.45 x 3.18)

Bedroom Two 10'5" max x 8'6" max (3.18 max x 2.61 max)

Bedroom Three 8'3" x 6'5" (2.53 x 1.97)



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

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