



Instinct Guides You



Camden Way, Dorchester, DT1 2RA 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.

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)

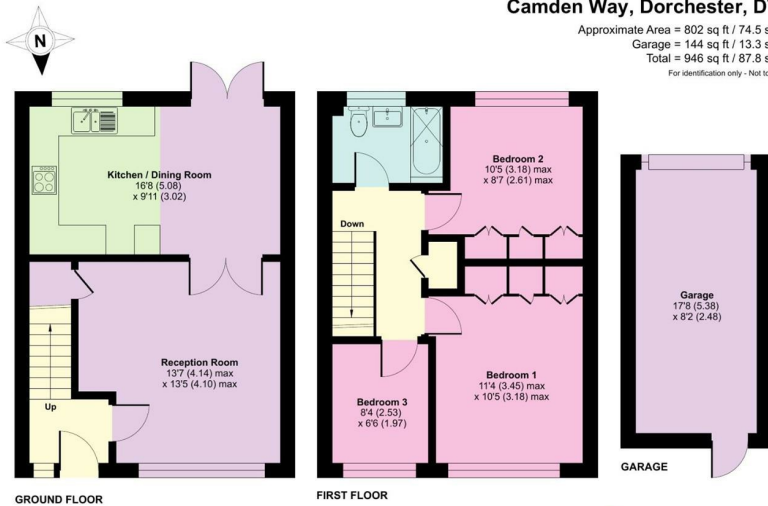
Bedroom Three 8'3" x 6'5" (2.53 x 1.97)





Camden Way, Dorchester, DT1

Approximate Area = 802 sq ft / 74.5 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 946 sq ft / 87.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rdcheom 2025. Produced for Mowlam Tominey Ltd. REF: 1443859



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		74	80
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	