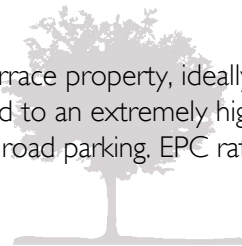




Crown Street West, Poundbury

Parkers are delighted to offer for sale this attractive, double-fronted end of terrace property, ideally situated within the sought after development of Poundbury. This light and spacious family home offers a wealth of accommodation that has been finished to an extremely high standard throughout by the current owners. The property benefits from a charming, southerly facing garden to the rear, a single garage and additional off road parking. EPC rating B.

£535,000



Situation

This property is superbly located within the heart of Poundbury. Poundbury is an urban development of the County Town of Dorchester, and is Prince Charles's vision of the development of new communities in the 21st century. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park.

Accommodation

Entrance to this attractive family home is gained via a spacious hallway that offers Karndean flooring and houses stairs that rise to the first floor.

The kitchen/breakfast room is a wonderful feature of the property, enjoying a spacious and social feel and fitted with a comprehensive range of modern wall and base level units providing ample storage options and work surfaces. There is an Aga Masterchef oven, an integral dishwasher and a set of french doors that provide access to the garden. The property benefits from a separate utility room with space for both a washing machine and tumble dryer, and a cloakroom.

Adjacent to the kitchen is an additional reception/dining room, currently utilised as a snug.

The lovely presentation continues to the first floor where there is a light and airy sitting room receiving plentiful natural light gained via a dual aspect and featuring an attractive fireplace.

The master bedroom offers generous dimensions and benefits from an abundance of storage options and en-suite facilities. Also situated on the first floor is the fourth bedroom, currently utilised as a study.

There are two further bedrooms situated on the second floor together with the family shower room, tastefully fitted with a suite comprising a low level wc, a wash hand basin and a shower cubicle.

Externally there is a generous enclosed garden to the rear of the property that is laid predominately to lawn with an area of paving abutting the property ideal for alfresco dining. The property benefits from a single garage with power and light, and a gated off road parking space.

Room Dimensions

Kitchen/Breakfast Room 5.94m x 3.38m (19'06" x 11'01")

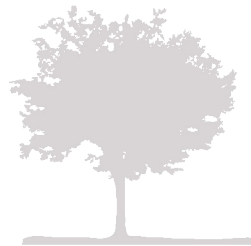
Dining Room 3.68m x 3.25m (12'01" x 10'08")

Sitting Room 5.94m x 3.25m (19'06" x 10'08")

Bedroom One 3.84m x 3.38m (12'07" x 11'01")

Bedroom Four/Study 2.77m x 1.88m (9'01" x 6'02")

Bedroom Two 4.75m x 3.25m (15'07" x 10'08")



Bedroom Three 3.38m x 3.28m (11'01" x 10'9")

Agents Notes

There is an Annual Manco charge with charges varying between £110 and £200 dependent upon location.

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970.

We are advised that the council tax band is F

Viewings

Strictly by appointment with the sole agents:

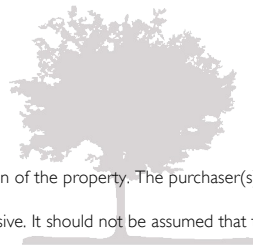
Parkers Property Consultants and Valuers Tel: 01305 340860

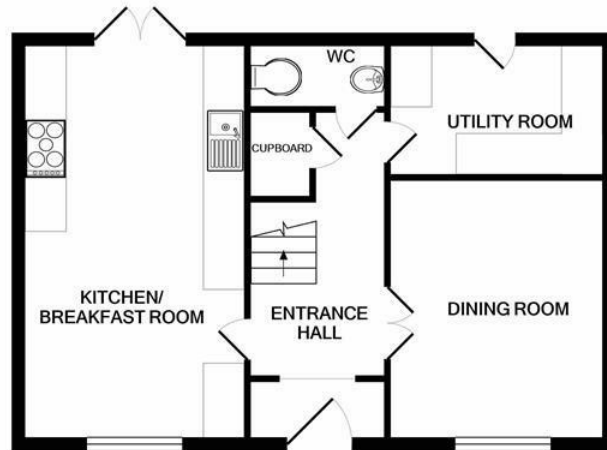


Important notice. Parkers notify that:

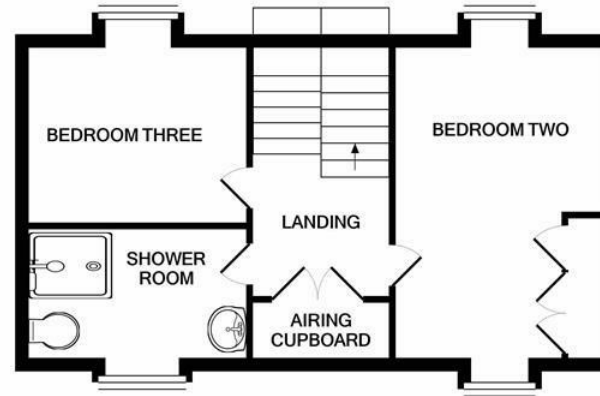
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

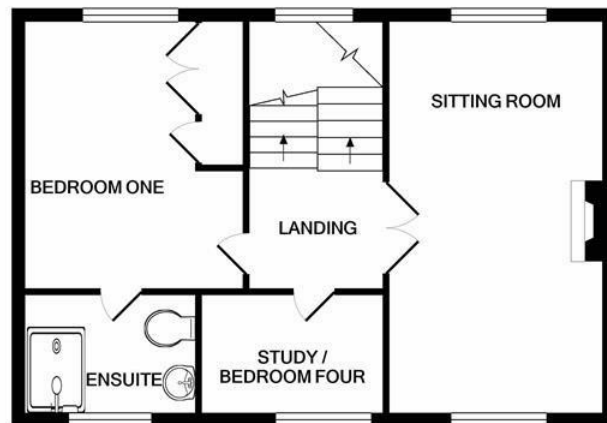




GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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