



Crown Street West
Poundbury



This beautifully presented, end of terrace 'Frys' house is spread across three floors and is within close proximity to the Queen Mother Square. Accommodation comprises of a spacious kitchen/breakfast room, utility room, dining room, first floor sitting room and bedroom with en-suite, three remaining bedrooms with family bathroom and two WCs. Externally, the property benefits from an enclosed, landscaped garden, a leasehold garage situated in a block nearby and an allocated parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



Entrance to the property is gained via a wooden door to the hallway that provides access to all ground floor rooms.

The spacious and tastefully fitted kitchen/breakfast room is fitted with a range of modern wall and base level units with granite worksurface. Integrated appliances include a dishwasher, fridge/freezer, double oven and five-ring hob with extractor over. The room offers a tiled floor, rear aspect window and a door leads to the rear garden. There is a separate utility room with workspace, a sink and a door leads to a useful under stairs storage area.

To the front of the property is a separate reception room presented in neutral tones.

Situated on the first floor is a front aspect sitting room receiving plentiful natural light via a bay window and further front aspect window. Bedroom one boasts built in storage options, a rear aspect window and a door leads to en-suite shower facilities. Accessed from the landing is a separate WC.

There are three further bedrooms located on the second floor and a family bathroom.

Externally, there is a fully enclosed, well-maintained rear garden. Landscaped by the current owner, there are a variety of flower bed borders, seating area, patio and gated rear access. The property is offered with a garage and an allocated parking space.

Agents Notes:

There is an annual Manco charge, with charges varying between £170 and £280 dependent upon location.

Please note there is a leasehold garage with a lease length of 995 years remaining.

Services:

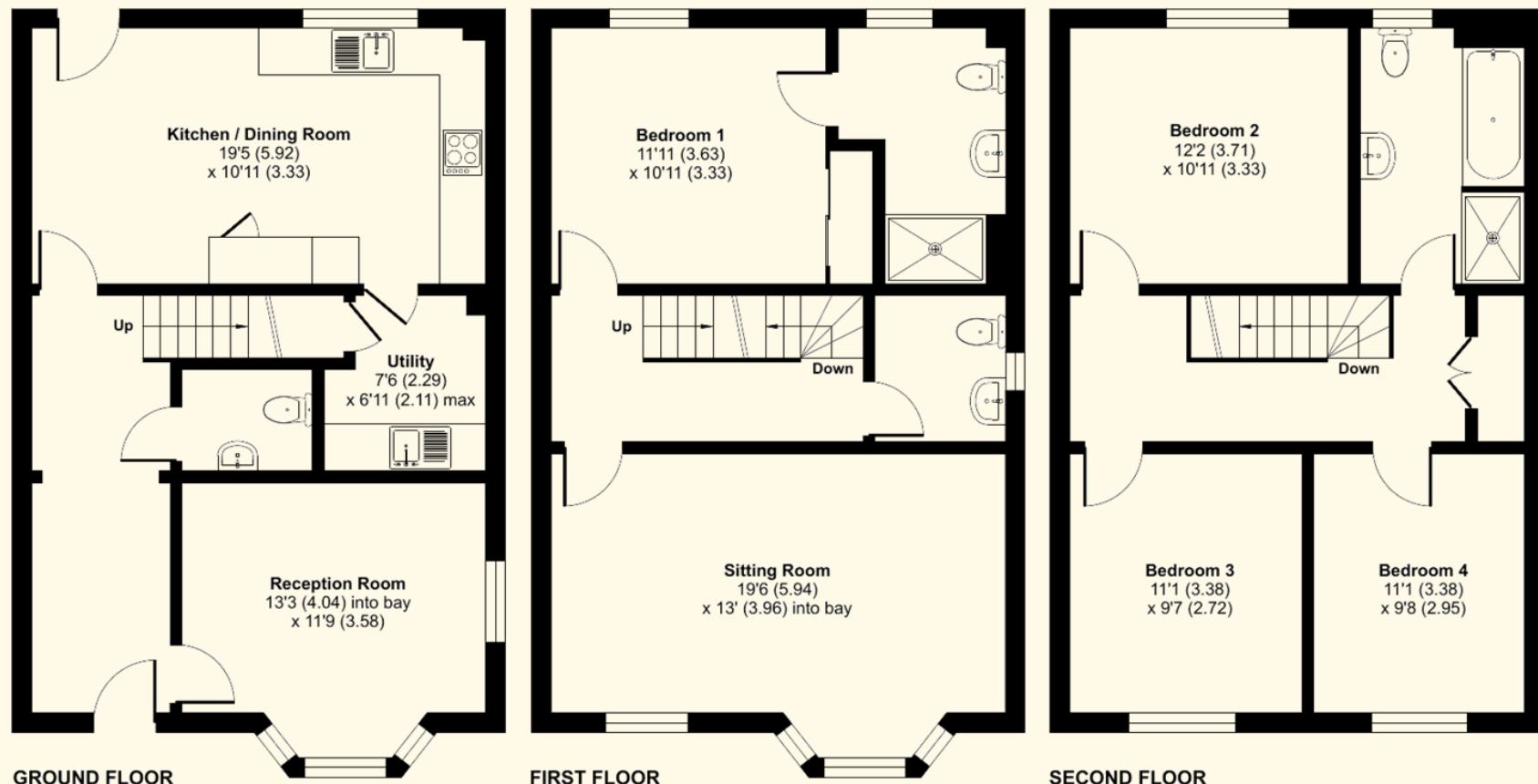
Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Parkers Estate Agents. REF: 1001501

Crown Street West, Poundbury, Dorchester, DT1

Approximate Area = 1725 sq ft / 160.2 sq m

For identification only - Not to scale