



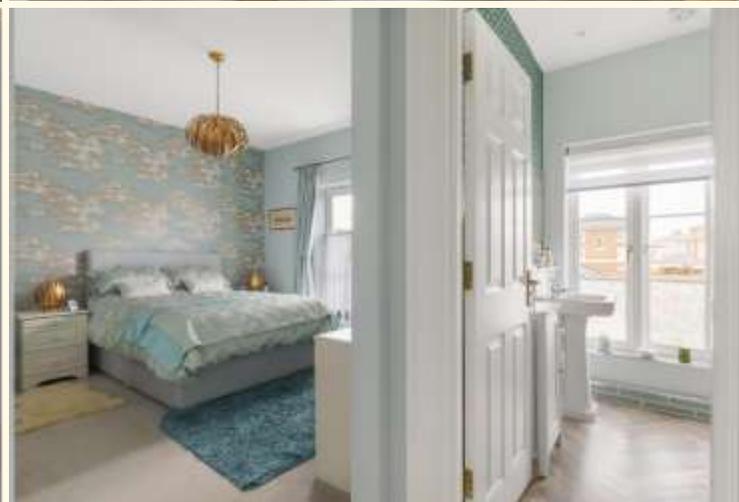
Crown Street East
Poundbury
£750,000





Built in 2019 by local developer Morrish Homes is this immaculately presented four-bedroom, three storey home in Poundbury. The property is well-positioned and just a short walk from The Great Field and close to both Crown Square and Queen Mother Square. The spacious accommodation includes four bedrooms, kitchen featuring a fabulous pantry, utility, ground floor WC, drawing room and family bathroom. Externally there is a beautifully landscaped rear garden, front aspect balcony, a single garage and secure parking for one vehicle. EPC rating B.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, and garden centre. 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. Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with excellent restaurants, public houses and riverside walks, cinemas, museums, leisure centre and weekly market. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square, set within the heart of Dorchester, is a vibrant area with a central open space hosting several events throughout the year.



The style and décor of this home is set the moment you enter. The spacious lobby and entrance hall, created by generous dimensions and high ceilings, is finished with Karndean flooring running throughout the ground floor and in both bathrooms. There is a spacious reception room with dual aspect windows flooding the room with natural light and a useful WC. The kitchen is fitted with a stylish and comprehensive range of wall and base units with composite worksurface over. The Belfast sink is fitted with a mixer and Quooker tap offering both boiling water and cold filtered water. There is a Kinetico water softener and integrated appliances include a five-ring hob with extractor hood, double Neff oven, dishwasher and fridge/freezer. A cupboard houses the central heating boiler. A gem of the property is the bespoke pantry with fitted shelving, double wine fridge and wine rack. The utility, with additional storage, is furnished with a stainless-steel sink with mixer tap and drainer and space is offered for a washing machine and dryer.

The dual aspect drawing room, situated on the first floor, is a fabulous space with a coal effect gas fire and two sets of French doors opening onto the generous balcony offering a wonderful space to enjoy elevated views with decked floor. The principal bedroom is further located on the first floor and offers a dressing area with plentiful wardrobe space. A modern en-suite shower room services this room. Stairs rise to the second floor to the spacious landing, ideal to utilise as a study area.

The second-floor houses three further bedrooms with fitted wardrobes in bedrooms two and three. A modern and stylish bathroom is also located on this floor.

Externally, the rear garden is a blend of lawn and patio with a variety of flower-bed borders. To the rear is the single garage with up-and-over door, power and light. A side door offers pedestrian access from the garden and there is secure parking for one car set behind double wooden gates.





Ground Floor
776 ft²

UTILITY ROOM
1.81 x 2.15 m
5'-8\"/>



First Floor
607 ft²

WALK IN WARDROBE
1.62 x 2.17 m
5'-4\"/>



Second Floor
614 ft²

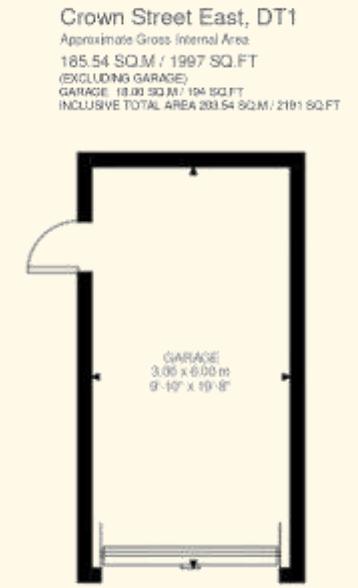


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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.

Crown Street East, DT1
Approximate Gross Internal Area
185.54 SQ.M / 1997 SQ.FT
(EXCLUDING GARAGE)
GARAGE: 18.00 SQ.M / 194 SQ.FT
INCLUSIVE TOTAL AREA 203.54 SQ.M / 2191 SQ.FT

Services:

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

Local Authorities:

Dorset Council,
County Hall, Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970
Council tax band F.

Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-term-floodrisk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>