



Peverell Avenue East

Poundbury

£725,000 Price Guide



PARKERS

PROPERTY CONSULTANTS & VALUERS



This impressive five bedroom, detached home is situated within the sought-after development of Poundbury. The home is beautifully presented and is comprised of a welcoming dual-aspect living room, a beautifully connected open-plan kitchen and dining room, a separate highly functional utility room, and a w/c on the ground floor. The expansive upper levels feature five double bedrooms, including a primary suite with its own private en-suite facilities, alongside two further family bathrooms and ample built-in storage throughout. Externally, the home benefits from a beautifully landscaped rear garden and benefits from a double garage. EPC Rating is C.

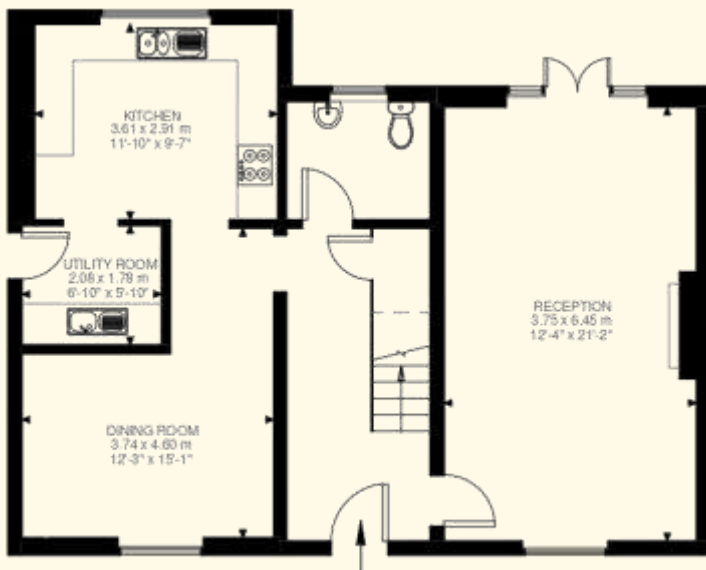
Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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 cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



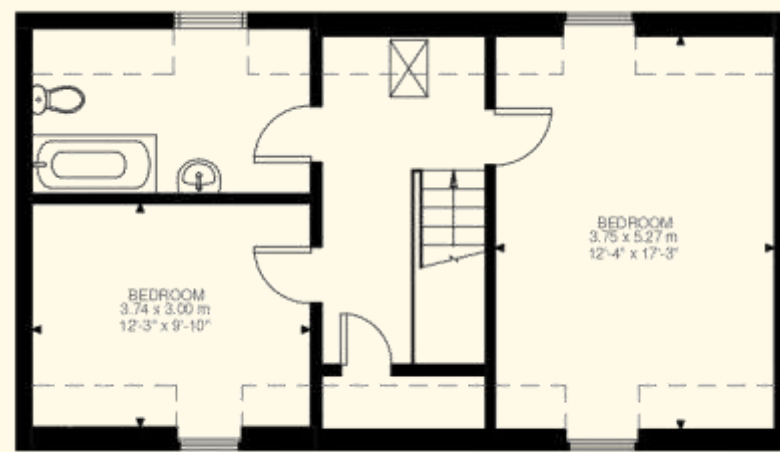
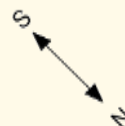
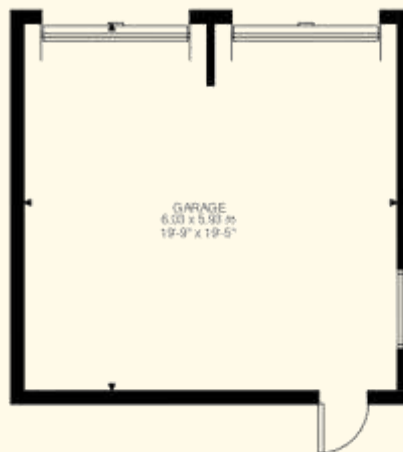
A well-presented frontage introduces this lovely home, where steps lead you to the wooden door with a glazed panel above. Upon entering, a bright and welcoming hallway sets the tone for the home, and provides access to all ground floor accommodation, a spacious understairs storage cupboard and a generously sized ground floor w/c. The reception room is filled with natural light from its dual-aspect. At its heart sits a classic gas fireplace that serves as a warm focal point, while double French doors open directly onto the rear patio enhancing the living space. From the hallway, an opening lead into the dining room, where an archway opens into the attractive modern kitchen where integrated appliances include an under-counter fridge and a one-and-a-half sink basin with a drainer. Space is provided for a double oven. The impressive utility room serves the kitchen discreetly housing the boiler, an additional sink, dedicated space for a washing machine, a dishwasher, and freezer. From here, a door provides alternative access to the outside.

Ascending to the first floor, the landing connects three impressive bedrooms and a family bathroom. The primary room benefits from integrated built-in wardrobes and its own private en-suite shower room. The remaining two double bedrooms on this level share a partially tiled family bathroom fitted with a panel enclosed bath, a wash hand basin, and a w/c. Stairs continues up to the second floor, where you will find two further double bedrooms, served by a large secondary family bathroom equipped with a panel enclosed bath with shower over, a w/c, wash hand basin, and a partial tile finish. This floor is rich with storage options, boasting a good-sized built-in storage cupboard.

The home continues to impress with its beautifully presented rear garden, showcasing a plethora of trees and shrubs and landscaped to create a peaceful retreat. A walkway features a small greenhouse, leading around to the main rear patio area, offering space for furniture and al-fresco dining. Steps guide you down to the lower tier of the garden, which features a garden pond and a secondary sun-trap patio perfectly positioned at the back of the plot to catch the morning sun. There is private, gated rear access that provides access to the detached double garage, offering a workshop space, optimized with internal electrics, lighting, and up-and-over garage doors.

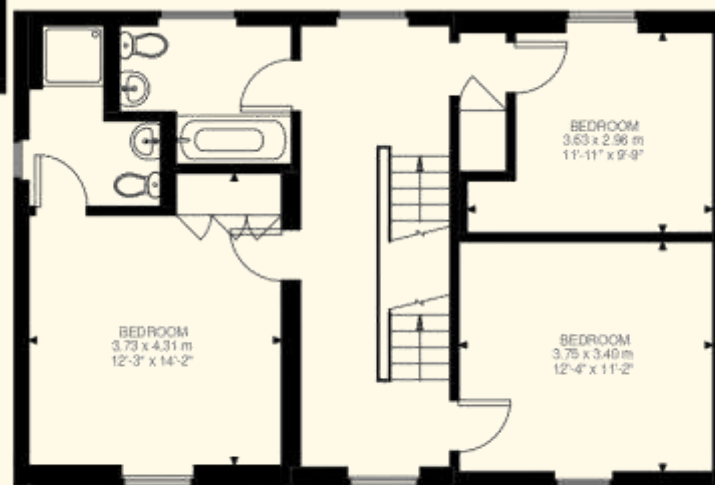


Ground Floor
747 ft²



Second Floor
573 ft²

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



First Floor
713 ft²

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.

Peverell Avenue, DT1
Approximate Gross Internal Area
188.85 SQ M / 2033 SQ FT
EXCLUDING GARAGE:
GROSS AREA: 159.99 SQ M / 1729 SQ FT
INCLUSIVE TOTAL AREA: 248.84 SQ M / 2683 SQ FT
KEY: CH - Ceiling Height;
TH - Threshold Floor Height

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band F.

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.

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-termfloodrisk.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>

Services:

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

Agents Notes:

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

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