



Great Cranford Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in 'Phase 3' of the sought-after development of Poundbury and within an Area of Outstanding Natural Beauty, is this mid-terrace, three-storey family home, offering spacious and versatile accommodation ideal for modern family living. The property boasts two reception rooms, a well-appointed kitchen, practical utility room, light-filled orangery, four bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom and two WCs. Externally, the home features an enclosed rear garden, planted with a selection of shrubs and plants, and a double garage. The property is also fitted with six solar panels, which supply the home's electricity, contribute to heating some of the hot water, and help power the air conditioning unit. Any surplus electricity is sold back to the government, providing the owners with credit to their account. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's 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, nearby 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.



A part-glazed wooden entrance door takes you through to the property's hallway, with wooden flooring flowing throughout and access offered to the two principal ground floor rooms, along with the WC also. An understairs storage cupboard houses the electric meters.

A front aspect reception room offers versatile use and can serve as a living space/snug or a dedicated dining room if desired. Alternatively, this space flows through an opening and into the kitchen, where there is ample room for dining furniture, if preferred and the unique benefit of air conditioning. The kitchen is fitted with a range of blue wall and base level units with worksurfaces over. Integral appliances include a Neff electric hob and Neff electric oven and grill. A separate utility provides additional space for appliances and houses the property's central heating boiler.

The orangery, accessed via both the kitchen and utility, completes the ground floor accommodation and enjoys direct access onto the rear garden.



On the first floor, is the sitting room, principal bedroom and second WC of the property. The sitting room offers a formal space for living furniture and features coving and a central fireplace with coal-effect gas fire, surround and mantle. Bedroom one also benefits from air conditioning and is accompanied by a fitted wardrobe and en-suite with shower cubicle, WC, heated towel rail and wash hand basin. The suite is complete with under-floor heating.

On the second floor, are the remaining three bedrooms, two of which are double in size and provide fitted wardrobes. A family bathroom, also located on this floor, is furnished with a suite comprising a panel enclosed bath with shower attachment, heated towel rail, WC and wash hand basin.

Outside, the home enjoys a charming enclosed rear garden, thoughtfully landscaped with areas of patio and shingle, complemented by mature plants and shrubs. A pedestrian door provides convenient access to a double garage, equipped with two up-and-over doors, creating secure parking/additional storage space.

Services:

Mains electricity and water are connected.
Gas fired central heating and air conditioning unit.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is E.

Flood Risk:

Enquire for up-to-date details
or check the website for the
most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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

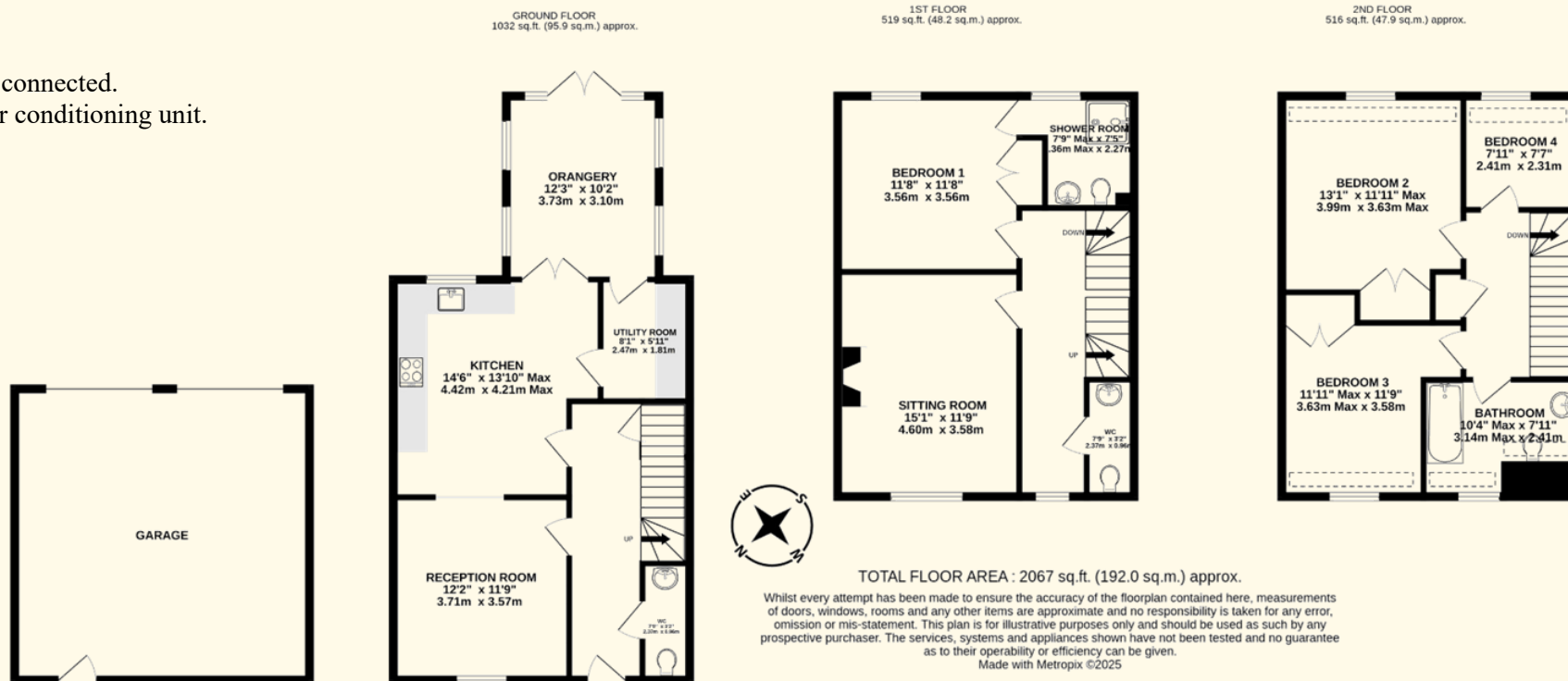
Please note the solar panels are owned outright and were installed in 2016.

Broadband and Mobile Service:

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

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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



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.