PARKERS

01305 340860

Independent Property Consultants and Valuers

Harewood Road, Dorchester

Asking price £525,000

Found in an area of outstanding natural beauty, is this bright and well presented, three-bedroom, semi-detached home situated in the highly desirable development of Poundbury. This charming property features a modern kitchen/diner with a separate utility room, generous reception room, two bathrooms, one being an en-suite facility to the primary bedroom, and a landscaped rear garden leading to a double garage equipped with an EV charger. Offering a perfect blend of comfort and convenience, it is ideal home for modern family living. EPC Rating is C.

5 Harewood Road, Poundbury, Dorchester, DT1 3RN

Situation

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.

Description

A well-presented frontage introduces this lovely home, where a step takes you to a part-glazed door tucked beneath a storm porch. An attractively planted border features a selection of mature shrubs, while a climbing wisteria adds a beautiful cascade of colour and texture. Upon entering, a welcoming hallway provides access to the primary rooms and the ground floor WC. The dual-aspect lounge is a fantastic space, instantly drawing your attention with white oak wood-effect flooring. A feature coal-effect gas fire adds a cosy feel to the room, and French doors open directly out to the rear garden, effortlessly blending indoor and outdoor living. Adjacent is the dual-aspect kitchen/dining room, a well-equipped space fitted with a range of wall and base level units with oak worksurfaces and a matching upstand over housing integrated appliances, including a double sink with mixer tap, Samsung fridge freezer and dishwasher, alongside a combi microwave/ fan oven, and a split-level oven with a fan or conventional option. The home also benefits from a water softener, discreetly tucked away beneath the sink. Directly adjoining the kitchen is a highly functional separate utility room, which provides dedicated plumbing and space for a washing machine, as well as practical rear access to the garden.

Ascending to the first floor, you will find the well-proportioned bedrooms and bathrooms. The principal bedroom is a generous double room boasting its own private en-suite shower room. The second bedroom is another good-sized double room, filled with natural light from its front-aspect window. The third bedroom is a charming smaller room with a rear-aspect outlook, perfect for use as a child's bedroom or a home office. Serving these bedrooms is a modern family bathroom fitted with a suite comprising a wash hand basin, a low-level WC, and a panel-enclosed bath with a shower attachment over. The room is finished with part-tiled walls and laminate flooring.

Externally, the rear garden has areas of patio and shingle, designed with low maintenance and relaxation in mind. A useful summerhouse completes the garden and is equipped with electrical power. To the rear, a door provides direct access into the substantial double garage, which also features full power, lighting, and an EV charging point.

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

Local Authorities
Local Authorities:
Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is D.

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

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

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

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.

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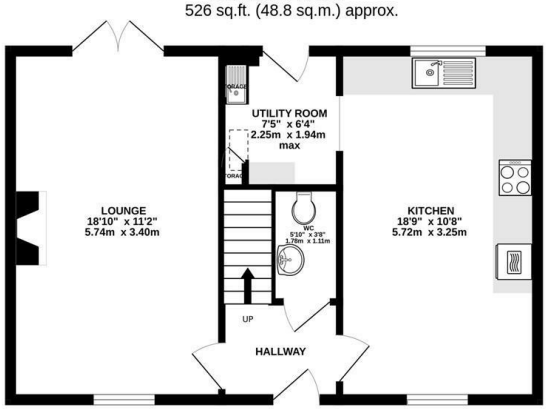
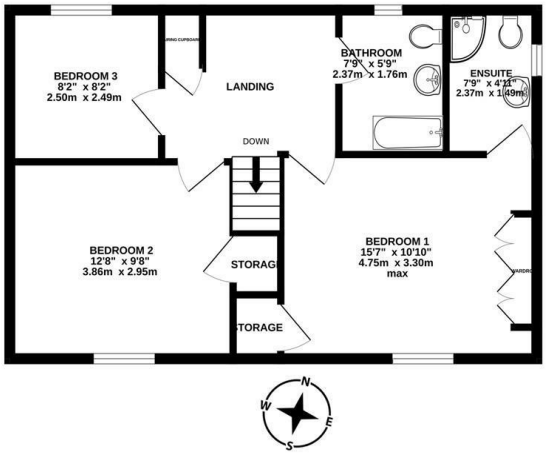
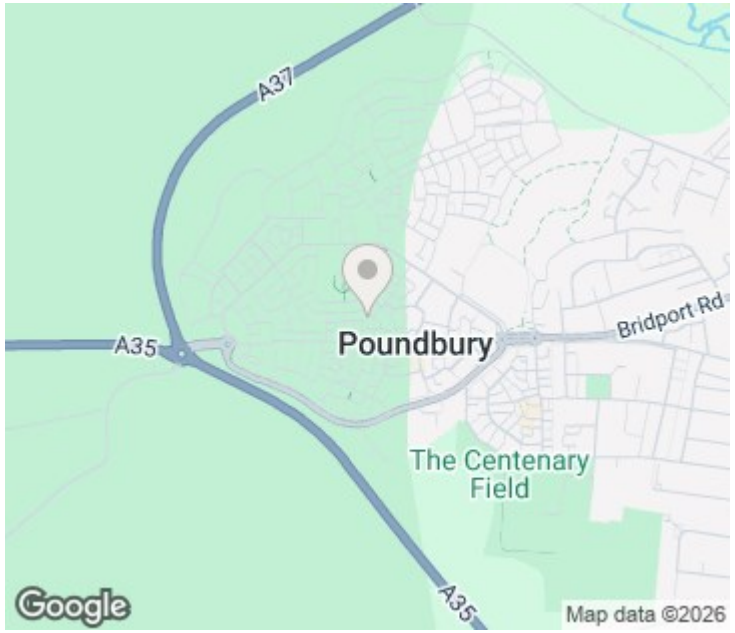
GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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