



Hayward Square
Poundbury

 PARKERS
PRESTIGE COLLECTION



This impressive double fronted, two storey three bedroom property offers a great opportunity to acquire a delightful family home favourably situated within the sought after development of Poundbury overlooking Haywards Square. The property is presented to an exceptionally high standard throughout and benefits from a good size enclosed garden to the rear, a double garage and car port. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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.



Entrance is gained via a hallway that sets the tone for the rest of the property, with high ceilings and generous room sizes creating a spacious and open feel.

The reception room receives plentiful natural light gained via a dual aspect, offering a double glazed window to the front and a set of French doors to the rear that provide direct access to the garden. The room is tastefully finished in neutral décor and features an attractive central fireplace that houses a gas coal effect fire.

The kitchen/breakfast room lends itself perfectly to modern living, fitted with a selection of integral appliances and a comprehensive range of shaker style wall and base level units with work surfaces over. The room is finished with tiled flooring and inset lighting. A separate utility room provides further storage options and space for additional appliances.

The lovely style and presentation continues to the first floor where there are three double bedrooms with the principal bedroom benefiting from en-suite facilities. Serving the remaining bedrooms is the family bathroom, tastefully fitted with a contemporary suite comprising a low level wc, a wash hand basin and a panel enclosed p-shaped bath with shower attachment over.

Externally there is a beautiful garden to the rear, predominately laid to lawn with flower bed borders that house a selection of plants and shrubs. A patio abutting the property provides the ideal space for alfresco dining. A central pathway leads to steps that rise to a further area of paving that provides pedestrian access to a double garage and car port.

Agents Notes:

There is an annual Manco charge with charges varying between £168 and £225 dependent upon location.

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 D

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.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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