



Peninsula Way
Poundbury
£850,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A spacious and well-presented four-bedroom home situated in the highly sought-after development of Poundbury, within an area of outstanding natural beauty. The property offers versatile family accommodation, including a bright dual-aspect kitchen/diner, separate utility room and generous lounge with direct access to the garden. There are four well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe and private en-suite shower room. Externally, the property enjoys a low-maintenance rear garden with patio and lawned areas, together with off-road parking and two single garages, both with power and electric up-and-over doors. An excellent family home combining spacious accommodation with convenient outside space and parking. EPC rating B.

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



Upon entering the hallway, there are two large storage cupboards, LVT flooring and a convenient WC with hand basin. The kitchen/diner is a bright dual-aspect room, benefiting from large windows to both the front and rear. The kitchen is fitted in a Shaker style and comprises a range of wall and base units, Belfast sink with mixer tap, integrated fridge freezer, integrated AEG double oven, AEG electric hob with cooker hood over, and a door leading through to the utility area. The utility room continues the Shaker-style finish, with wall and base units, space for an under-counter fridge and washing machine, and a stainless-steel sink with drainer. A rear door provides direct access to the garden. The lounge is a spacious dual-aspect room with high ceilings and patio doors opening directly onto the garden.

The first-floor benefits from an airing cupboard. Bedroom one is a generous double bedroom with a built-in wardrobe and a private en-suite shower room. The en-suite comprises a walk-in double shower, WC and hand basin with vanity storage beneath. There are three further well-proportioned double bedrooms, providing excellent accommodation for family and guests.

Externally, the rear garden features a paved patio area with steps leading up to a lawned section. A wooden gate provides access to the off-road parking, along with two single garages, both benefiting from power and electric up-and-over doors.

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band F.

Services:

Mains electricity, water and drainage are connected.

Gas central heating.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

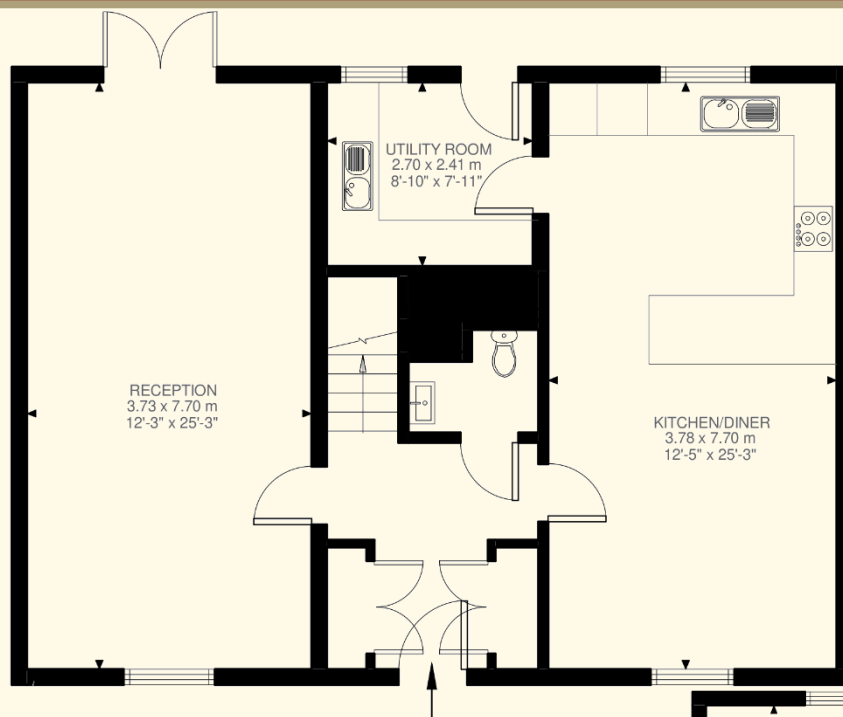
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

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



Ground Floor
884 ft²

Peninsula Way, DT1

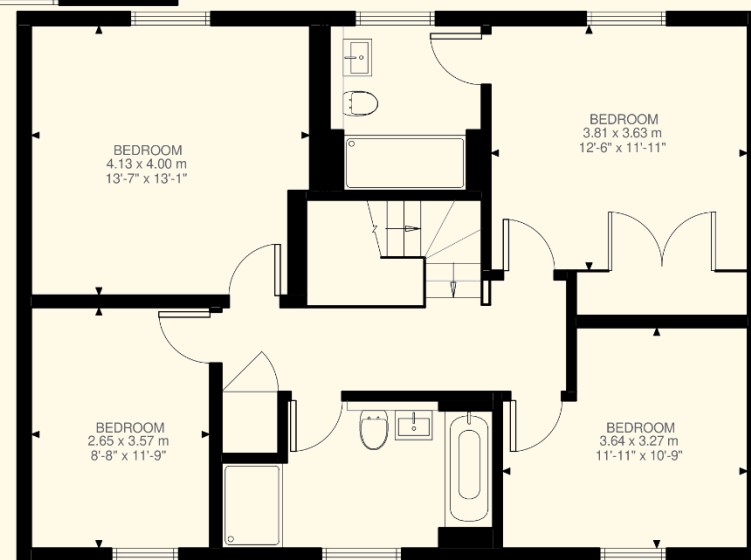
Approximate Gross Internal Area

164.26 SQ.M / 1768 SQ.FT

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.



First Floor
884 ft²

24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

Tel: 01305 340860 Email: enquiries@parkersproperty.com Web: www.parkersproperty.com