



Crown Street West
Poundbury
£600,000 Offers In Excess Of

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Set in an Area of Outstanding Natural Beauty, this beautifully-presented four-bedroom home is arranged over three floors and situated within the highly desirable development of Poundbury. The property offers versatile and modern accommodation including an open-plan kitchen/reception room, separate utility room, ground-floor WC, first-floor reception room and two bathrooms, one of which is en-suite. Externally, there is a beautifully presented garden providing rear access via a secure gate to a courtyard, where there is an exclusive right to use an allocated parking space and access to the leasehold garage. The property further benefits from an NHBC warranty and has an EPC rating of B.

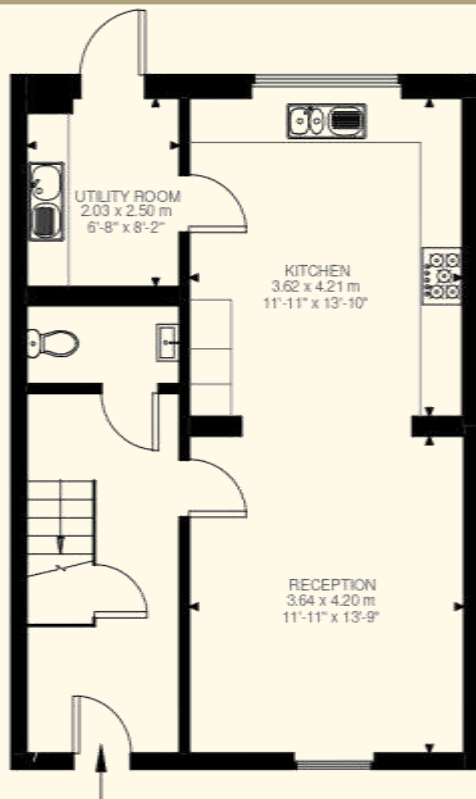
Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. There is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing 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. Dorchester is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, leisure centre and weekly market and many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. 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.



An attractive frontage welcomes you, with a pedestrian path leading to the front of the property, featuring black railings and a part-glazed front door. On entering, the welcoming entrance hall provides access to the ground-floor WC, stairs rising to the upper levels and the open-plan kitchen and dining room. The beautifully presented open-plan space features tiled flooring and a modern fitted kitchen. The heart of the home is equipped with an extensive range of wall and base units, a five-ring gas hob with extractor hood, double oven, larder cupboard, integrated fridge freezer, dishwasher and one-and-a-half-bowl stainless steel sink with drainer. Ideal for entertaining, the dining area features a stylish partially panelled wall and ample space for furniture. A separate utility room provides further practical space, housing a second stainless steel sink with drainer and a door leading directly out to the rear garden.

Moving upstairs, the first floor houses a useful storage cupboard and a beautifully appointed reception room, designed with a contemporary bespoke media wall, glass display cabinets, integrated shelving, remote-controlled lighting and a desk area. The generous primary bedroom is also located on the first floor and benefits from an en-suite shower room. The second floor comprises three further bedrooms and a spacious and modern family bathroom, fitted with a panel-enclosed bath and separate shower cubicle.

Externally, the home features a beautifully landscaped rear garden, offering a paved seating area, mature flowerbeds and a wooden boardwalk leading to a pergola seating area. There is also an outside tap and external power point. A rear gate provides pedestrian access to a nearby block containing a single leasehold garage, which is fully equipped with an up-and-over door, power and lighting. The property further benefits from the exclusive right to use an allocated parking space.



Ground Floor
543 ft²

Services:

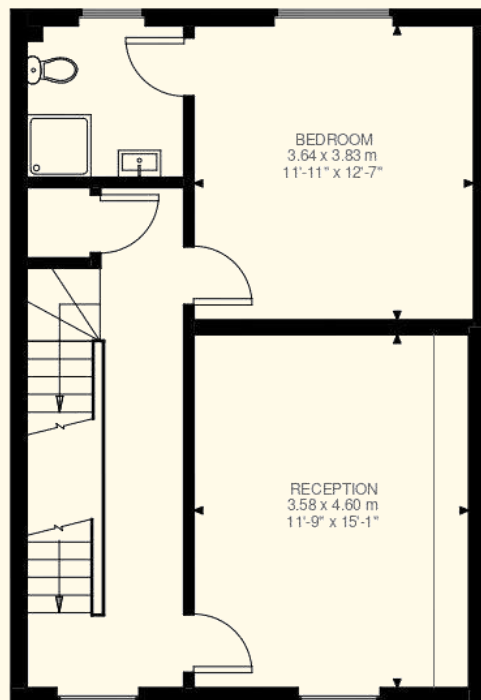
Mains electricity and water are connected.

Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Council tax band E.



First Floor
540 ft²

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#>

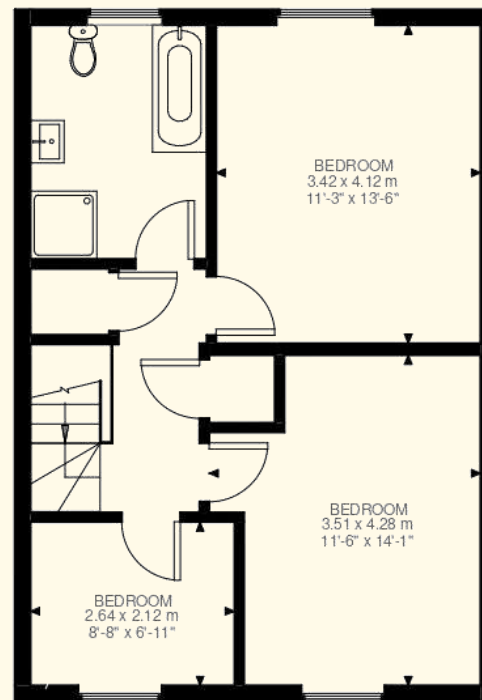
Broadband and Mobile Service:

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

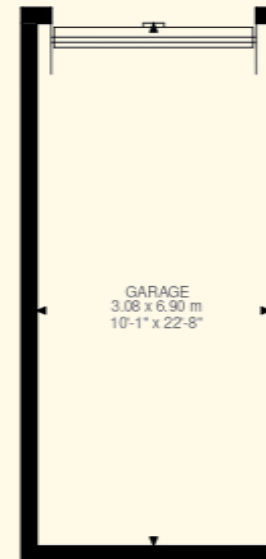
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit:

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



Second Floor
540 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.

Crown Street West, DT1

Approximate Gross Internal Area
150.79 SQ.M / 1623 SQ.FT
(EXCLUDING GARAGE)
GARAGE: 21.25 SQ.M / 229 SQ.FT
INCLUSIVE TOTAL AREA 172.04 SQ.M / 1853 SQ.FT

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

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 there is a possible peppercorn rent to the garage.

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-landtax/#!/intro>