



Hayward Road
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in the sought after development of Poundbury, is this semi-detached, three-storey home, enjoying an enviable location with a beautiful green space directly in front—complete with mature trees and benches, creating a peaceful and picturesque setting. Accommodation includes a welcoming living room, well-appointed kitchen/breakfast room, four bedrooms, two of which benefit from en-suites, along with a stylish family bathroom and convenient ground floor WC. Externally, there is a beautifully kept enclosed garden to the rear, as well as a garage and gated parking space. EPC rating B.

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.



Ground Floor:

A wooden entrance door leads to the property's hallway, with access given to all ground floor rooms including the WC. An understairs cupboard houses the electric meters and allows for a place to store outdoor wear.

The living room features a front-aspect arched window and a central fireplace with coal-effect gas fire, surround, and mantle, creating a cosy focal point.

The kitchen/breakfast room has been tastefully fitted with a range of wall and base level units with worksurfaces over and Karndean flooring throughout. Integral appliances include a Caple washer/dryer, Caple dishwasher, fridge-freezer, Neff double oven and Neff four-ring gas hob. There is space for dining furniture if desired and French doors open outwards onto the garden.

First Floor:

On the first floor, there are three bedrooms, one of which is currently utilised as an office, and another benefits from both fitted wardrobes and a modern en-suite shower room. Also located on the first floor, is the family bathroom, furnished with a stylish suite comprising a panel enclosed bath with part-shower screen and shower over, WC, heated towel rail and wash hand basin with vanity storage below.

Second Floor:

The remaining bedroom is located on the top floor and is impressive in size, offering a double fitted wardrobe and additional storage. It is also accompanied by an en-suite shower room, complete with a double shower, WC, heated towel rail, and a wash hand basin with vanity storage below. A standout feature of this room is the lovely view over the green space in front.



Outside:

The garden has been thoughtfully landscaped, offering a well-designed outdoor space. A paved patio provides an ideal spot for outdoor dining furniture, while the surrounding area is filled with lawn and a vibrant mix of colourful plants, shrubs, and trees. The property also benefits from gated parking for one car and a garage, which is equipped with power, lighting, and an electric up-and-over door.

Services:

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

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 of £225.00 or £200.00 if paid in full and within a certain timescale as per 2025 invoice.

For further information on Poundbury including covenants and stipulations, please visit

www.poundburymanco.co.uk

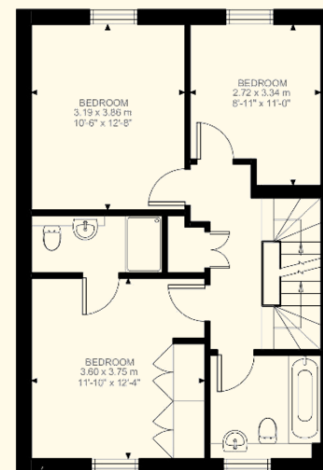
Broadband and Mobile Service:

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

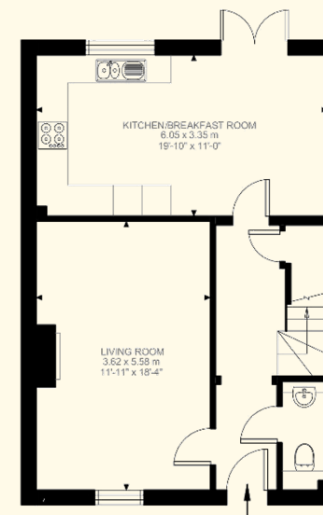
There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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

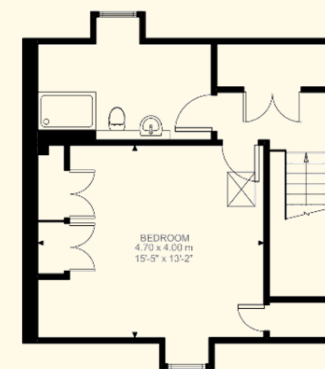
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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.



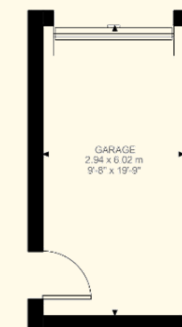
First Floor
589 ft²



Ground Floor
592 ft²



Second Floor
405 ft²



Hayward Road, DT1
Approximate Gross Internal Area
147.30 SQ.M / 1586 SQ.FT
(EXCLUDING GARAGE)
GARAGE 17.70 SQ.M / 191 SQ.FT
INCLUSIVE TOTAL AREA 165.00 SQ.M / 1776 SQ.FT
KEY: CH = Ceiling Height
Restricted Head Height

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