



Chetcombe Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This beautifully presented, end-of-terrace three-storey family home is located in the desirable development of Poundbury, within an Area of Outstanding Natural Beauty. The home has a handsome facade with sash windows and a charming covered entrance. Set across three spacious floors, the home offers accommodation comprising a reception room, conservatory, kitchen/diner, utility room, four bedrooms – one of which has an en-suite, family bathroom and shower room, and ground floor WC. Externally, the home boasts a well-maintained enclosed rear garden, gated parking and single garage.

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.



Upon entry, you are immediately taken through to the property's hallway, where access is granted to the principal ground floor rooms, along with the WC.

A good-sized reception room features a central fireplace with gas fire that serves as a charming focal point and French doors open outwards into a recently installed conservatory, added by Diamond Home Improvements in 2023. This conservatory provides excellent additional living space and offers direct access to the garden.

The kitchen was bespoke designed in 2020, fitted with a range of wall and base units, complemented by stylish worksurfaces over. Integral appliances include an AEG double oven and four-ring induction hob, Zanussi fridge-freezer and Bosch dishwasher. Space is allocated for a dining table and chairs if desired. Adjacent to the room is the utility, providing an additional sink, integral microwave, space for a washing machine and storage options.

Upstairs, are bedrooms one and four, with bedroom one in particular, benefitting from a selection of fitted wardrobes and a modern en-suite shower room. Bedroom four is currently utilized as a study/office space with a fitted desk and shelving. A family bathroom, installed in 2021 by Thomson Interiors, serves bedroom four, and is furnished with a bath, walk-in shower, WC and wash hand basin with vanity storage below.

On the top floor, there are two more bedrooms, both appointed with fitted wardrobes and double in size.

A family shower room is also located on this floor and is similarly furnished and designed like the en-suite, with tiled flooring and part-tiled walls and a suite comprising a shower cubicle, WC and wash hand basin.

Outside:

A paved patio area directly adjoining the property provides an ideal space for outdoor dining. A central path, with neatly kept lawn on either side, leads to trellis fencing and a beautiful arched feature adorned with established greenery. Beyond this lies a gated parking space, currently incorporated into the garden. The home further offers a single garage, equipped with electrics and an 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 F.

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

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>

The seller advises full fibre broadband and sky is currently connected.

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.

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#>

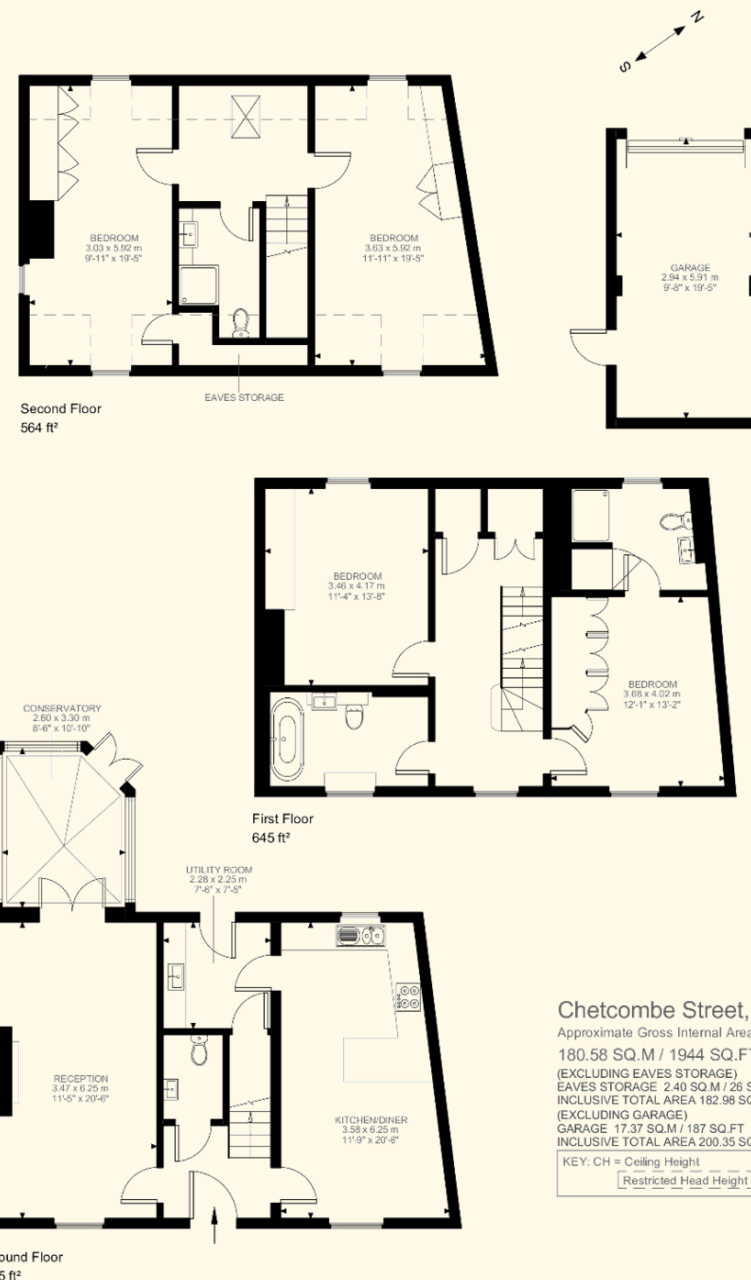


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.