



Ladock Terrace
Poundbury



Parkers are delighted to offer for sale this substantial four-bedroom townhouse. The property enjoys a wealth of accommodation that is presented to a high standard, and recently redecorated, throughout with the living accommodation benefiting from a southerly facing aspect. There is a balcony that boasts lovely views over the surrounding countryside. EPC rating B.

Ladock Terrace is located on the edge of Poundbury, offering stunning countryside views. 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. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park.



- Entrance is gained via a vestibule with fitted shoe and coat storage. A glazed door leads to the hallway, with a WC, solid oak doors to all rooms, and a staircase with a new central carpet runner with metal rods.
- The kitchen is a wonderful feature of the property, enjoying a social and spacious feel, a superb size for family dining. There is a comprehensive range of fitted units with granite work surfaces and breakfast bar. The room is well-equipped with a wealth of integral appliances including an induction hob, double oven, fridge freezer and separate wine fridge with copper worksurface.
- The ground floor reception room enjoys generous dimensions and offers French doors that lead through to the garden.

- Further living accommodation is situated on the first floor where a wonderful triple aspect sitting room offers access to a generous south facing balcony with wooden flooring and ornate metal work and railings.
- Also situated on the first floor is the master bedroom enjoying plentiful natural light gained via french doors that provide access to the balcony and offering tastefully fitted and very spacious en-suite facilities.
- There are three further bedrooms situated on the second floor along with the family bathroom that is fitted to a high standard with a suite comprising a low level wc, a wash hand basin and a panel enclosed bath with central taps and shower attachment over.

Outside

The external space offered with this property is delightful. There is a landscaped garden to the rear that is laid predominately to artificial grass with an aluminium canopy over the patio area nearest the property that boasts a wood burning stove with built in pizza oven. A path leads to the rear of the garden where there is a door leading to a double garage with power and light.

Externally, the property benefits from being recently painted using the Farrow and Ball historic colour palettes.

Room Dimensions:

Kitchen/Diner	6.55m x 3.25m (21'06" x 10'08")
Dining Room	3.84m x 3.38m (12'07" x 11'01")
Study	2.49m x 2.49m max (8'02" x 8'02" max)
Sitting Room	6.55m x 3.25m (21'06" x 10'08")
Bedroom One	4.29m x 3.25m (14'01" x 10'08")
Bedroom Two	3.84m x 3.25m (12'07" x 10'08")
Bedroom Three	3.38m x 3.38m (11'01" x 11'01")
Bedroom Four	3.38m x 2.95m (11'01" x 9'08")

Services:

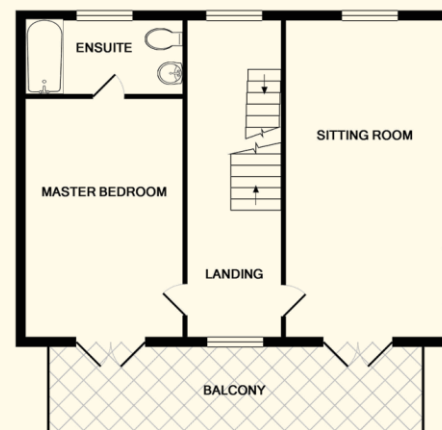
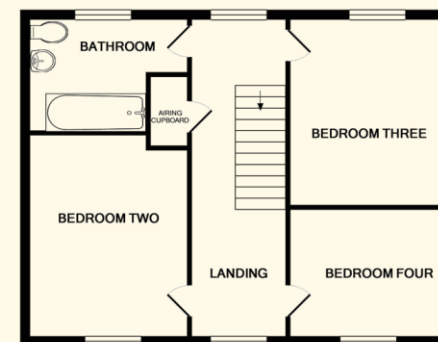
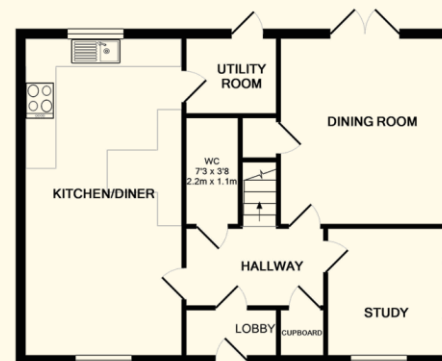
Mains electricity, water and drainage are connected. The property has been built with emphasis on high thermal insulation with gas central heating and thermostatic radiator valves.

Satellite Digital TV received through a centralised dish. Broadband is available also.

Local Authorities:

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 251010.

We are advised that the council tax band is F.



TOTAL APPROX. FLOOR AREA 1784 SQ. FT. (165.7 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018

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.

P573 Printed by Ravensworth 01670 713330