



Symonds
& Sampson

Plot 559
Peninsula Way, Poundbury, Dorchester, Dorset

Plot 559

Peninsula Way, Poundbury
Dorset DT1 3AA

A fine regency style, two storey detached, brand new home, situated on the edge of Poundbury with four double bedrooms, 2 parking spaces, double garage and double workshop above.



- 2 storey substantial detached house
- 4 double bedrooms including principal bedroom with en-suite
 - Prestige specification
 - Enclosed garden
- Double garage & two parking spaces
 - Workshop above garage
- Currently under construction

Guide Price £995,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

A fine two storey, four double bedroom, detached house located on the edge of Poundbury, close to Queen Mother Square. The property has ground floor open plan kitchen/dining room, dual aspect living room, utility, downstairs cloakroom and larder. To the first floor, bedroom 1 with an en-suite, 3 further double bedrooms, family bathroom, 2 parking spaces, double garage with workshop above.

ACCOMMODATION

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a delightful dual aspect sitting room. The impressive open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances and a utility room and larder leading off from the kitchen with access to the rear enclosed garden.

On the first floor, an airing cupboard and hatch to a loft space. There are 4 spacious double bedrooms, the principal bedroom with an ensuite bathroom with separate bath and shower. There is a contemporary fitted bathroom suite with bath and shower over with glazed shower screen.

The property will include a NHBC 10 year warranty and benefits from a gas fired central heating system.

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

OUTSIDE

Externally to the front and side of the property is an open garden area with wrought iron railings.

To the rear of the property there is an enclosed walled garden, with personnel door through to the double garage with a double workshop above and parking for 2 cars.

SITUATION

The property is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority

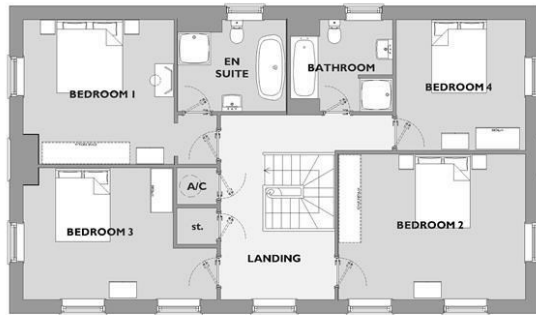
Dorset Council - Tel: 01305 251010.

Council Tax Band – Banding to be set

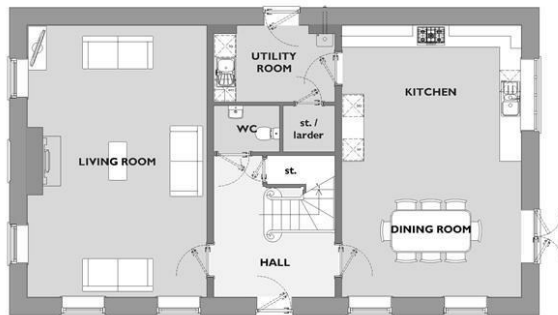
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To be confirmed

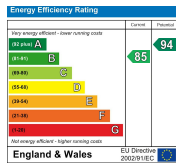




FIRST FLOOR



GROUND FLOOR



PLOT 559 FOUR BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.13 x 3.96m (13'7 x 13'1ft max)
(Dimensions excluding door recess)

Bedroom 2
5.13 x 3.99m (16'10 x 13'1ft max)

Bedroom 3
4.11 x 3.61m (13'6 x 11'10ft max)
(Dimensions excluding door recess)

Bedroom 4
3.54 x 3.58m (11'8 x 11'9ft max)

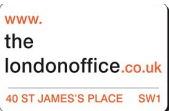
GROUND FLOOR

Living Room
4.92 x 7.45m (16'2 x 24'5ft max)

Kitchen / Dining Room
4.92 x 7.45m (16'2 x 24'5ft max)



Poundbury/pgs/23/04/25



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