

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



DUKES DRIVE
DORCHESTER, DT2 8GT



ASKING PRICE £615,000

- QUALITY DETACHED CHARACTER FAMILY HOME
- DESIRABLE VILLAGE OF PUDDLETOWN
- HIGH SPECIFICATION OF FIXTURES AND FITTINGS
- SUPERB FITTED KITCHEN
- CO-ORDINATED UTILITY ROOM
- FOUR BEDROOMS
- CONTEMPORARY BATHROOM, ENSUITE & CLOAKROOM
- LANDSCAPED GARDENS
- GARAGE & PARKING
- GOOD ROAD NETWORK ACCESS

The A31 provides good road network access to Devon and Cornwall to the west and Poole, Bournemouth, Southampton and beyond eastwards. A mainline rail station is located at Dorchester, for express trains to London and there are airports at Bournemouth, Southampton and Exeter. And of course the world renowned Heritage Jurassic coastline is just a short drive to the south with superb beaches and stunning seascapes!

Puddletown itself is a strong community set within the rolling hills of the county and offers excellent local amenities including well regarded first and middle schools, with senior state schools in Dorchester, as well as a good selection of public schools throughout the locality.

The development offers a selection of three and four bedroom, detached and semi-detached family homes, each equipped with a high specification of fixtures and fittings



throughout, along with individuality and customised to meet the high standards for which this award winning company is well known.

Notable features include:

Superb, fully fitted kitchens with quartz worktops and a generous range of integrated appliances including, oven, hob and extractor, fridge/freezer, dishwasher and washer/dryer. Co-ordinated utility room with sink and storage (where applicable).

Bathrooms, ensuites and cloakrooms fitted with contemporary white sanitaryware and heated towel rails to bathroom and ensuites.

Porcelanosa floor tiles to bathroom and ensuites.

Amtico flooring to kitchen, dining room, utility and cloakroom.

Chrome door furniture and sockets throughout.

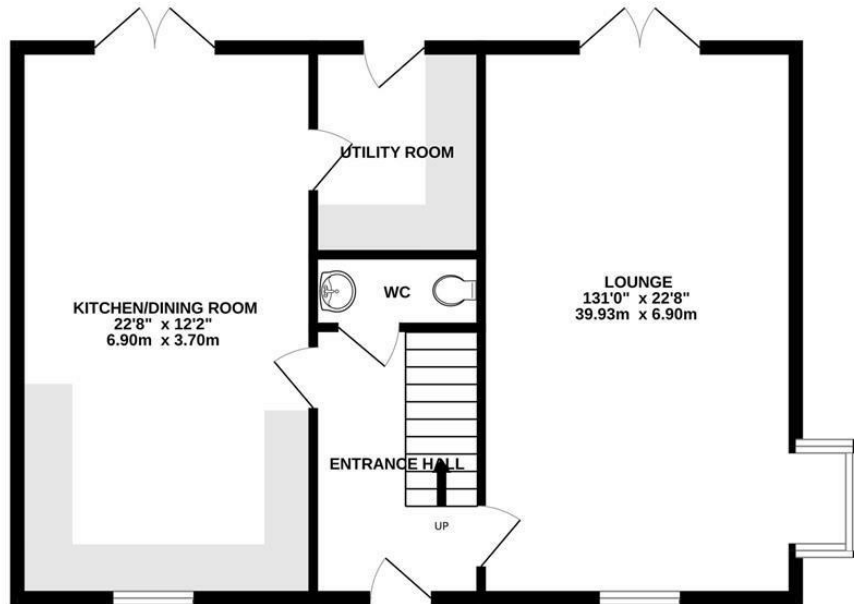
Externally, each property benefits from a garage and driveway parking and neatly landscaped front and rear gardens with paved rear patio, planted borders and trellis and on selected properties - pergolas over the patio. There is also an outside tap.

Energy Performance Rating B

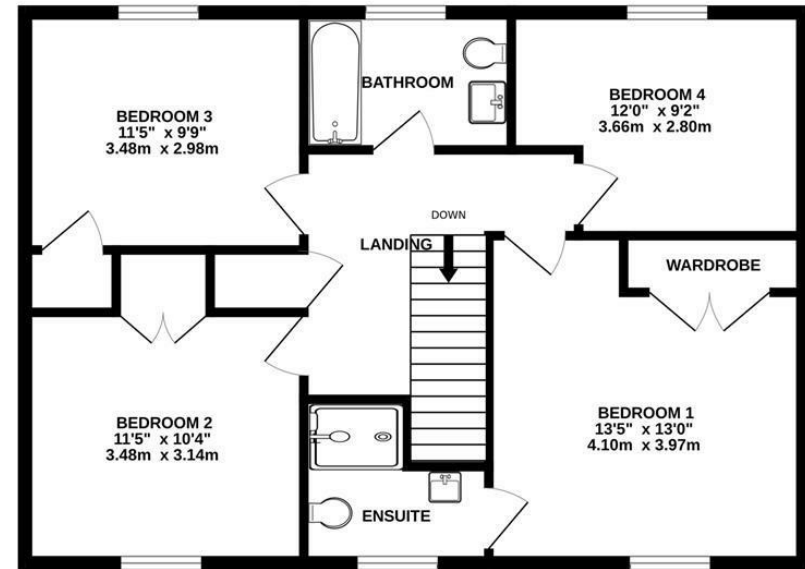
Council Tax Band F



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595