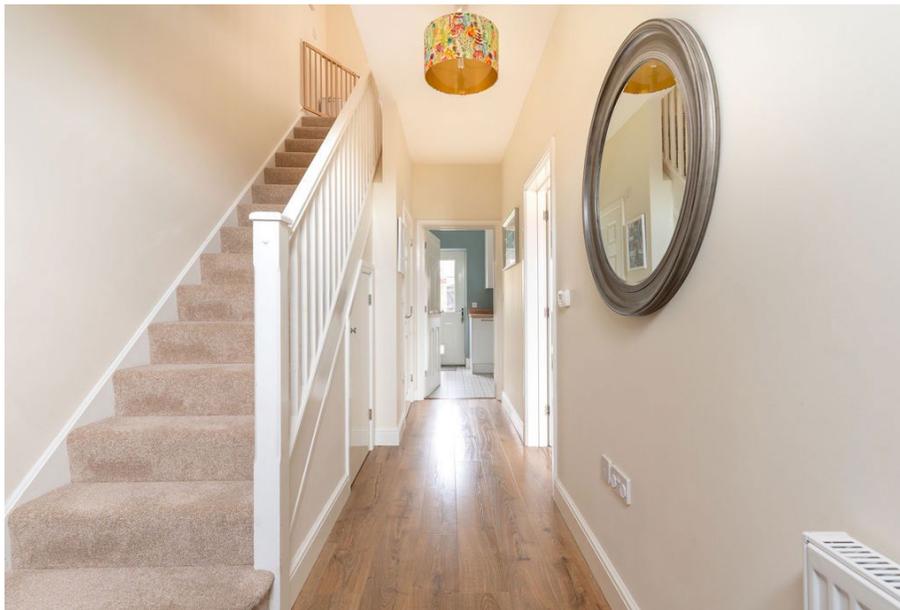




# Marsden Street, Poundbury, Dorchester

£465,000

3 1 2



## Very Well-Presented Three-Bedroom Home in Poundbury with Garden & Parking

Situated within the highly sought-after Poundbury development on the edge of Dorchester, this very well-presented three-bedroom home offers stylish and practical living, set in an Area of Outstanding Natural Beauty.

The property is ideally positioned to enjoy all that Poundbury has to offer, with a wide range of local amenities, open green spaces, and excellent schools just a short walk away. Designed as a sustainable community, Poundbury offers a village-style feel with modern convenience and is easily accessible to both Dorchester town centre and Dorset's stunning countryside.

The ground floor features a welcoming and spacious hallway leading to a bright front-aspect sitting room and a modern kitchen/diner to the rear. The kitchen is well-equipped with a range of wall and base units, worktops, feature tiled flooring, a built-in electric oven with hob and extractor hood, and space for a fridge/freezer, dishwasher, and washing machine. A useful storage/ utility area and space for a family dining table make this a practical and sociable space, with direct access to the rear garden. A convenient WC is also located on the ground floor.

Upstairs, there are three well-proportioned bedrooms, each benefiting from front or rear aspect windows. The family bathroom is fitted with a modern white suite including a bath with shower over, WC, and wash hand basin. A storage cupboard is located on the landing.

The property offers a well-maintained enclosed rear garden with patio area, raised flower beds, a feature brick wall, and rear access. A private parking space is also included.





Total area: approx. 86.6 sq. metres (931.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

- Bright and spacious front-aspect sitting room
- Enclosed rear garden with patio and raised flower beds
- Situated in the heart of Poundbury
- Contemporary family bathroom
- Three well-proportioned bedrooms
- Private allocated parking space
- Close to amenities, schools, and green spaces
- Modern kitchen/diner with garden access



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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