



Connells

Lydgate Street
Poundbury Dorchester



Property Description

Situated in the Duchy Of Cornwall's Poundbury estate lies this stunning three double bedroom end of terrace house. The property comprises generous lounge, WC, kitchen-diner and sun room on the ground floor. Two double bedrooms and bathroom on the first floor and a beautifully bright and spacious master bedroom on the second floor benefitting from en-suite. To the rear there is a low maintenance garden with access to the double garage.

Entrance Hall

Door in from the front, radiator, stairs to the first floor with understairs cupboard and doors to the lounge, kitchen/diner and cloakroom.

Cloakroom

Wash hand basin, WC, part tiled walls, radiator, extractor fan and door to the entrance hall.

Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

Double glazed window to the front, feature fireplace with decorative surround and gas fire in set, radiator, telephone point, television aerial socket and door to the entrance hall.

Kitchen/diner

19' 4" x 9' 10" (5.89m x 3.00m)

Double glazed window to the rear. Modern fitted kitchen with a variety of wall and base units, work surfaces with stainless steel sink and drainer in set, tiled splashbacks, integrated electric oven and hob with extractor hood over, integrated dishwasher and fridge/freezer, plumbing and space for washing machine, gas boiler, radiator, telephone point, television aerial socket, ceiling spotlights, double glazed French doors out to the conservatory as well as a single door and door to the entrance hall.

Conservatory

11' 6" x 8' 6" (3.51m x 2.59m)

Brick built construction with double glazed windows to the sides and rear, electric ceiling blinds, electric radiator, double glazed French doors out to the rear garden and double glazed French doors and single door into the kitchen.

First Floor Landing

Stairs from the entrance hall, double glazed window to the front, airing cupboard, radiator, doors to bedrooms two and three and the shower room and stairs leading up to the master bedroom.

Bedroom 2

13' 5" x 11' 8" (4.09m x 3.56m)

Double glazed window to the front, radiator, television aerial socket and door to the landing.

Bedroom 3

11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed window to the rear, built in wardrobes with ample storage and hanging space, radiator, television aerial socket and door to the landing.

Shower Room

Double glazed window to the rear, double shower cubicle with wall mounted shower, wash hand basin, WC, fully tiled, radiator, extractor fan and door to the landing.

Master Bedroom

Door to the stairs, double glazed windows to the front and rear, built in wardrobes with ample storage and hanging space, radiator, television aerial socket and door into the ensuite.

Ensuite

Double glazed Velux window to the rear, shower cubicle with wall mounted shower, wash hand basin, WC, part tiled, radiator, shaver point, extractor fan and door into the master bedroom.

Outside Space

Front

Steps with a handrail lead up to the front door of the property.

Rear Garden

The garden is mainly laid to lawn with a circular patio area perfect for outside dining! There is a paved pathway that leads from the conservatory through the garden to the rear entrance of the garden. There are some small trees and shrub borders and the garden is fully enclosed.

Double Garage

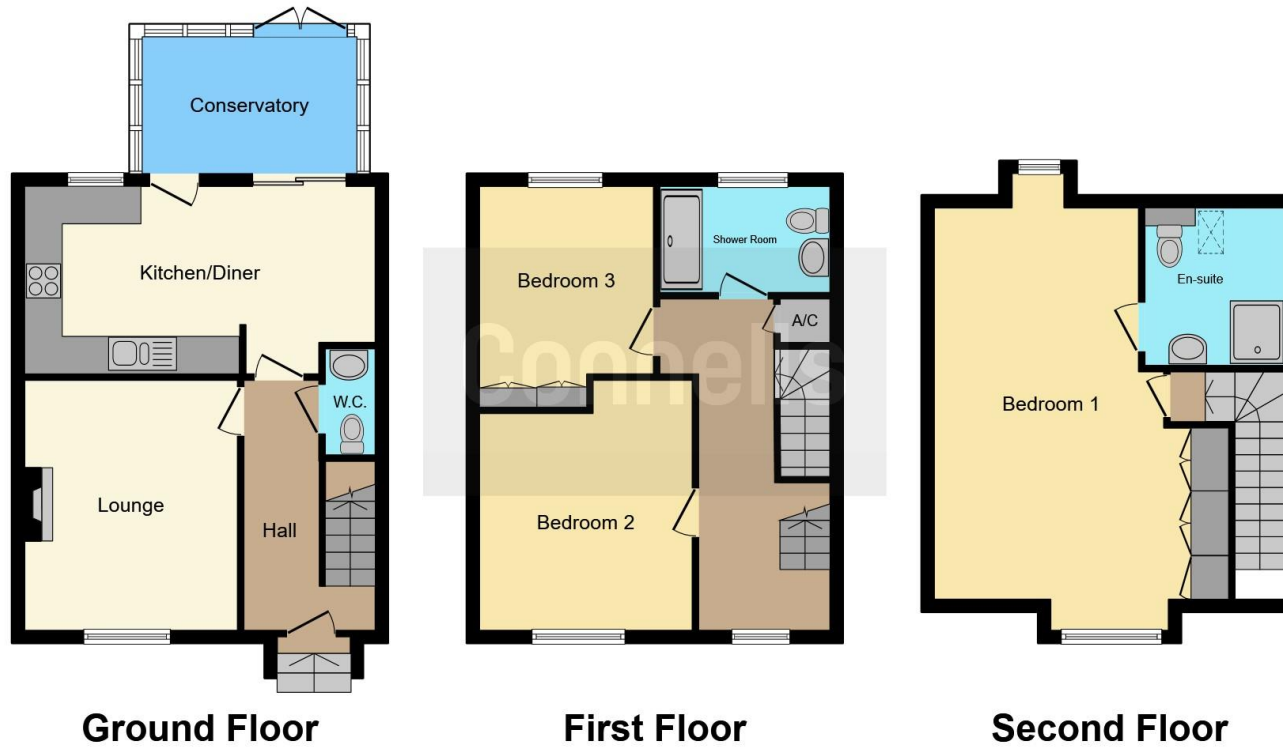
19' 6" x 19' 6" (5.94m x 5.94m)

Two electric up and over doors, boarded loft space for ample storage and a door to the rear out to the rear garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C

Tenure: Freehold

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