



Sydenham Square
Poundbury

 **PARKERS**
PRESTIGE COLLECTION



OFFERED WITH NO ONWARD CHAIN. This impressive, four-bedroom townhouse on Poundbury is immaculately-presented throughout and offers good-size accommodation comprising a modern kitchen/breakfast room with pantry and separate utility room, dining room, first floor sitting room, four bedrooms with an en-suite shower room to the main bedroom and a family bathroom. Externally, the property enjoys a low-maintenance rear garden, single garage and allocated parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



Entrance to the property is via a wooden door which takes you through to the hallway. From there access to the kitchen/breakfast room, dining room and ground floor WC is offered.

The modern kitchen/breakfast room is fitted with a range of wall and base units with Granite worksurfaces over and Karndean flooring throughout. Integral appliances include a double oven, five-ring induction hob with extractor hood above, dishwasher and fridge-freezer. There is also a good-size pantry cupboard.

The separate utility room provides further worksurfaces and space for appliances.

The sitting room and main bedroom can be located on the first floor with the sitting room featuring two front aspect windows, generous dimensions and an electric, remote-controlled wood-effect fireplace.



Bedroom one is spacious in size and benefits from fitted wardrobes and dressing area and an en-suite shower room with WC and wash hand basin.

Situated on the second floor are the three remaining bedrooms and family bathroom.

The family bathroom is fitted with a modern suite consisting of a panel enclosed bath, shower cubicle, WC and wash hand basin. The room is finished with Karndean flooring throughout.

Externally, the property provides an attractive rear garden, mainly laid to lawn with an area of patio abutting the property and creating an ideal space to place outdoor furniture. A path leads to the single garage with power and light and a further allocated parking space.



Agents Notes:

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.



For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

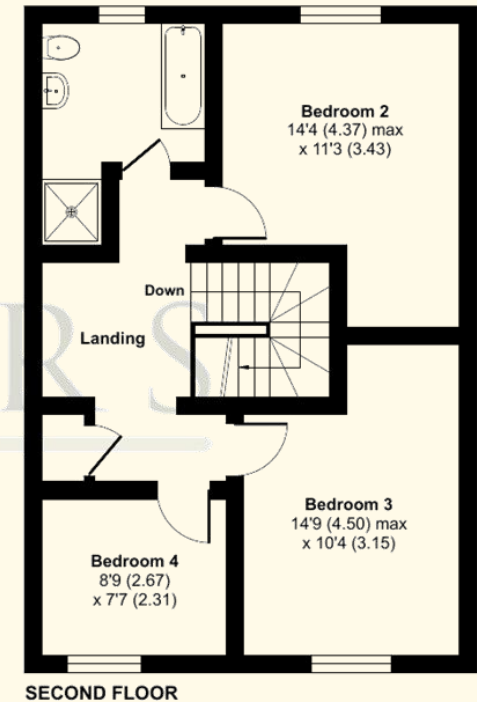
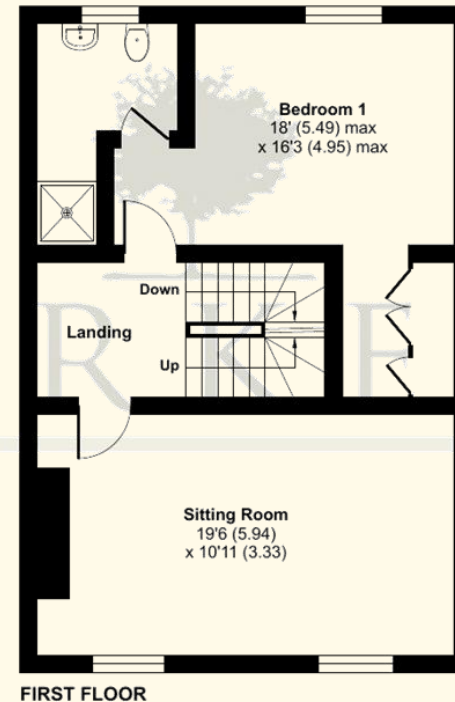
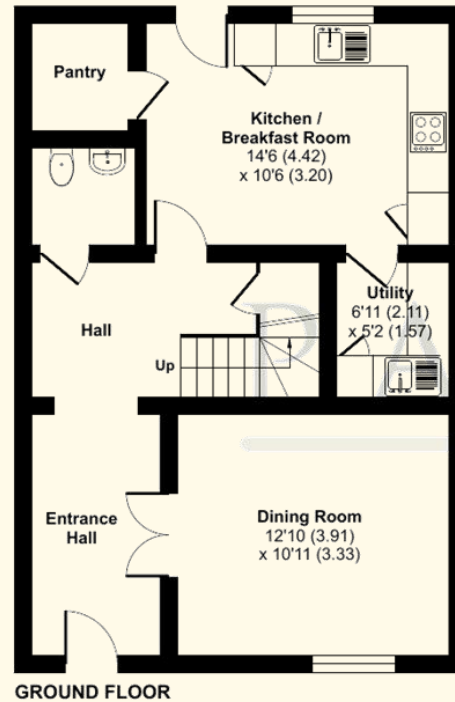
We are advised that the council tax band is E.

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.

Sydenham Square, Poundbury, Dorchester, DT1

Approximate Area = 1758 sq ft / 163.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Parkers Estate Agents. REF: 1064442