



Holmead Walk
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



OFFERED WITH NO FORWARD CHAIN. This detached, two storey, family home is situated in Phase One of the sought-after area of Poundbury and built into the 'town wall'. The property offers favourable accommodation including a spacious sitting room, kitchen with separate dining and utility room, conservatory, three bedrooms with an en-suite to the principle, family shower room and ground floor WC. Externally, the property benefits from an enclosed rear garden, single garage and secure gated parking. EPC rating C.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 are a plethora of amenities including 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 and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.



Entrance to the property is via a door which takes you through to the property's hallway. From there, access to the sitting room, dining room and utility room is offered.

The sitting room features good-size dimensions, an exposed stone fireplace with old timber bressummer and a set of French doors that lead through to the conservatory.

The conservatory adds further living accommodation to the property with French doors providing direct access to the garden.

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is an integral double oven with microwave, four-ring gas hob with extractor fan over and a pair of double doors that open into the dining room.

The elegant dining room offers a front aspect window which allows plentiful natural light to enter the room.



The separate utility room provides additional workspace, a sink and drainer, access to a WC and backdoor into the garden.

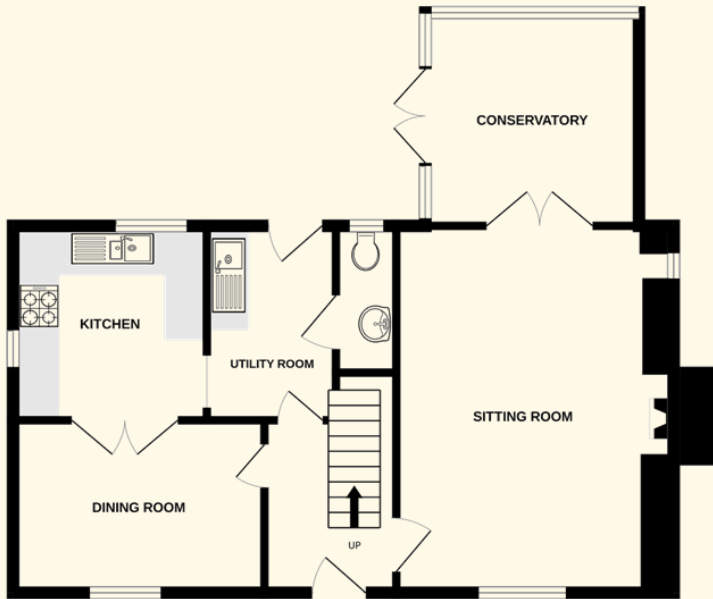
A set of stairs from the hallway rise to the first floor where the bedrooms and family bathroom are situated. A loft hatch is located on the landing with telescopic ladder in the hatch. The loft is partly boarded and insulated.

There are three bedrooms at the property, with fitted storage to bedrooms one and two. Bedroom one also benefits from an en-suite shower room.

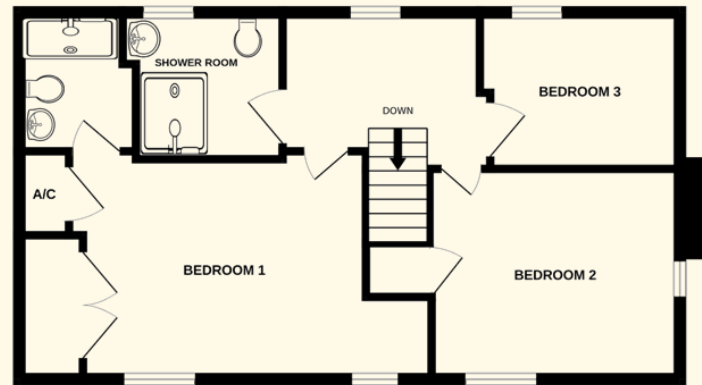
The family shower room is fitted with a suite comprising a walk-in shower, wash hand basin and WC.

Externally, the property enjoys a sheltered front garden with gate onto Holmead Walk, an attractive, south-westerly facing, rear garden divided into several spaces, leading down to a single garage and gated secure parking area opening onto a quiet lane.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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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.

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.

Room Dimensions:

Sitting Room	5.33m x 3.53m (17'06" x 11'07") min
Kitchen	2.77m x 2.74m (9'01" x 9'00")
Utility Room	2.74m x 1.63m (9'00" x 5'04")
Dining Room	3.56m x 2.44m (11'08" x 8'00")
Conservatory	3.02m x 3.00m (9'11" x 9'10")
Bedroom One	4.90m x 3.10m (16'01" x 10'02") max
En-suite	1.98m x 1.42m (6'06" x 4'08")
Bedroom Two	3.58m x 2.97m (11'09" x 9'09")
Bedroom Three	2.84m x 2.26m (9'04" x 7'05") max
Family Shower Room	2.26m x 2.13m (7'05" x 7'00")