



Netherton Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This end of terrace, family home is situated within phase two of the sought after development of Poundbury. The home consists of accommodation including a good-size sitting room, kitchen/diner, three double bedrooms with an en-suite shower room to the main bedroom, family bathroom and ground floor WC. Externally, the property has a southerly facing rear garden, with single garage and gated parking. EPC rating C.

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 are a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florist, 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. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



A wooden entrance door takes you through to the property's hallway, with access to all ground floor rooms including the ground floor WC. An under-stair storage cupboard is also located in the hall.

The sitting room is a cosy room, featuring a central fireplace with gas fire and stone surround and wood-effect flooring throughout. A lovely front aspect bay window allows plentiful natural light to enter the room.

Tiled flooring continues from the hallway, into the kitchen. The kitchen is fitted with a range of painted 'shaker' style wall and base level units with tiled worksurfaces over and tiled splashback. Integral appliances include an eye-level double oven and grill, four-ring gas hob and ceramic 1 ½ bowl sink and drainer. There are two sets of French doors, one providing direct access to the rear garden and the other, giving additional access to the sitting room.

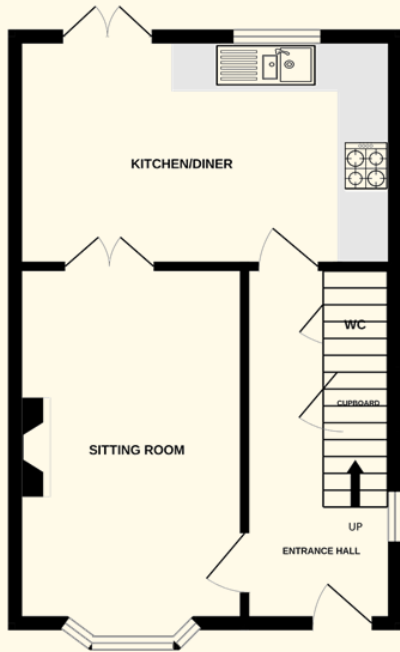
To the first floor, two bedrooms and the family bathroom are located. Both bedrooms are double in size, with bedroom three further benefitting from fitted storage.

The family bathroom is furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin.

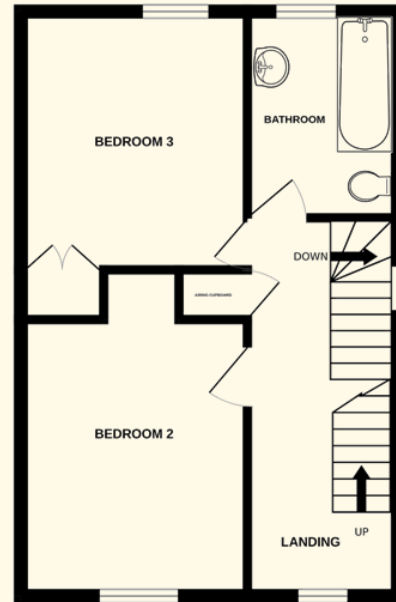
A further set of stairs rise to the second floor, where the main bedroom is situated. The room is double in size and offers ample fitted storage. There is also an en-suite, fitted with a shower cubicle, WC and wash hand basin.

In addition, the property enjoys a southerly facing rear garden, with an area of decking abutting the property, and creating an ideal space to place outdoor furniture. Gated parking and a single garage with light, power and up and over door is also offered.

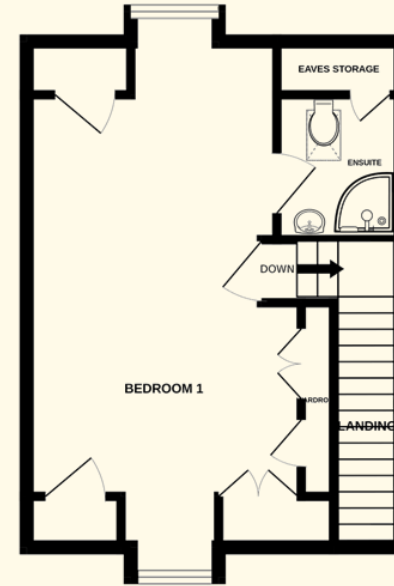
GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



NETHERTON STREET

TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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Room Dimensions:

Sitting Room	4.75m x 2.92m (15'07" x 9'07") max
Kitchen/Diner	4.98m x 2.92m (16'04" x 9'07")
Bedroom One	7.19m x 3.96m (23'07" x 13'00") max
En-Suite	2.31m x 1.83m (7'07" x 6'00")
Bedroom Two	4.14m x 2.90m (13'07" x 9'06") max
Bedroom Three	3.66m x 2.90m (12'00" x 9'06")
Bathroom	2.62m x 1.91m (8'07" x 6'03")

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 D.