



Crown Terrace  
Poundbury





This impressive semi-detached four-bedroom impressive residence enjoys a favourable position within the sought-after development of Poundbury. The property receives an abundance of natural light and is offered with a wealth of stylish and spacious accommodation that is presented to an exceptionally high standard throughout. This delightful home boasts high ceilings, wooden double-glazed windows and wooden effect Karndean flooring throughout the ground floor and bathrooms. Externally there are attractive and well-maintained gardens. To the front and rear. The property benefits from a double garage. 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. 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.

Dorchester offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, and many excellent restaurants and public houses. Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. The Dorset County Hospital is also situated in the town and there are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.



Entrance to this substantial property is gained via a generous and attractive entrance hall setting the tone for this wonderful home. Doors lead to a generous front aspect reception room, ground floor WC and the kitchen/diner. There is a useful storage cupboard and stairs rise to the first floor.

The kitchen/dining room lends itself perfectly to modern living and is fitted with a wealth of integral appliances, a water softener and a comprehensive range of contemporary units with work-surface over. Plentiful light fills the room via a rear aspect window and French doors that open onto the garden. A door leads to a separate utility room with sink and further workspace.

The quality of style and presentation continues up to the first floor sitting room, tastefully presented and featuring an attractive central fireplace. Also situated on the first floor is a study and the principal bedroom, a well-appointed room enhanced by a separate dressing room and en-suite facilities.

There are three further bedrooms on the second floor, one benefiting from en-suite facilities. Serving the remaining bedrooms is the family bathroom, fitted with a high-quality suite comprising a low-level WC and a wash hand basin set within an enclosed unit, a panel enclosed bath and a separate shower cubicle.

Externally there is an attractive fully-enclosed landscaped garden to the rear. This stylish and low-maintenance space offers a wonderful area to enjoy the warmer weather. There are several external power points and there is a double garage with up and over door, power and light. Large double gates provide direct rear access.



## Crown Street East, Poundbury, Dorchester, DT1

Approximate Area = 2280 sq ft / 211.8 sq m (excludes garage)

For identification only - Not to scale

### 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](http://www.poundburymanco.co.uk)

### Services:

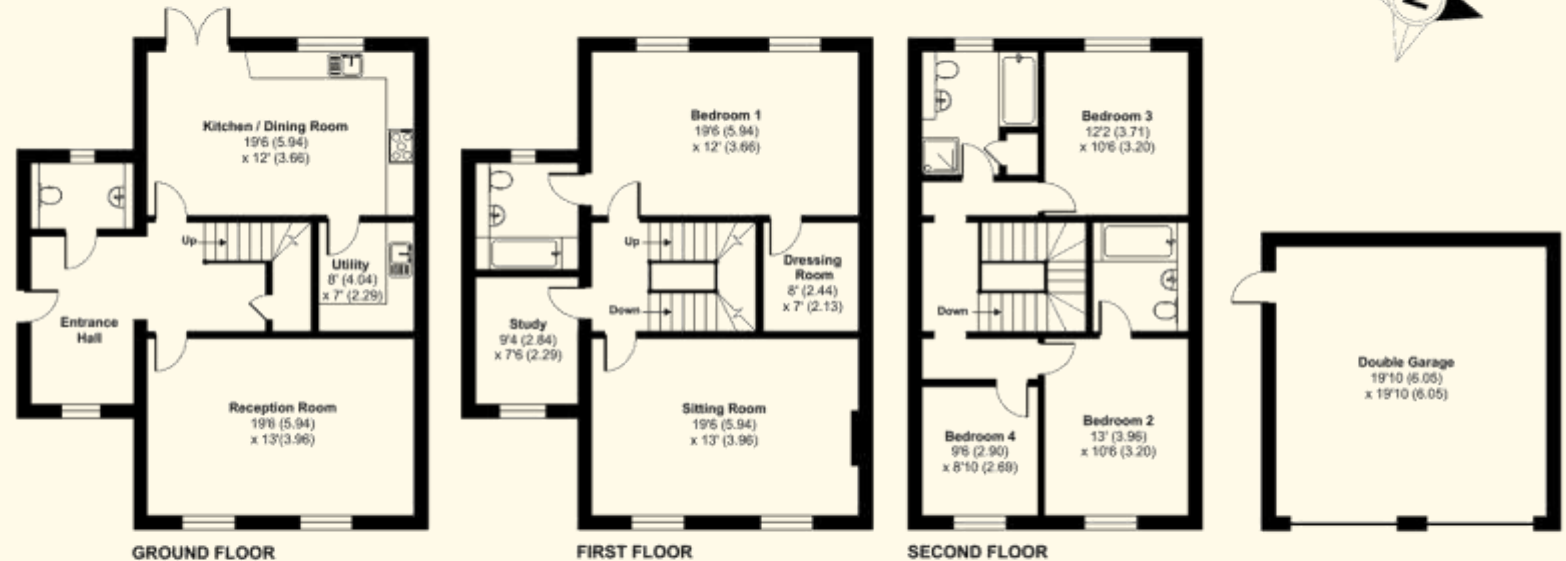
Mains electricity, water and drainage are connected. Gas fired central heating.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2022. Produced for Parkers Estate Agents. REF: 842186