



Moraston Street  
Poundbury

 **PARKERS**  
PRESTIGE COLLECTION





An attractive three-bedroom brick and flint cottage favourably situated within the sought-after development of Poundbury. This two-storey mid-terrace family home boasts light and spacious accommodation that is well presented throughout comprising a generous sitting room, kitchen/diner with separate utility room, a tastefully fitted family bathroom, en-suite facilities to the principal bedroom and a ground floor cloakroom. In addition, the property benefits from a delightful enclosed garden to the rear, a detached single garage and further secure 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. 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 the town and is a vibrant area offering shopping and eating facilities with a central open space hosting several events throughout the year. The Dorset County Hospital is situated in the town and there are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.





This delightful property benefits from generous living accommodation, offering a sitting room that receives plentiful natural light gained via a dual aspect with a double-glazed window to the front and a set of French doors to the rear that provide direct access to the garage. The room is tastefully finished in neutral décor and features an attractive central fireplace that houses a coal effect gas fire.

The modern kitchen/diner enjoys a social ambience and lends itself perfectly to modern living. The kitchen is fitted with a selection of integral appliances and a comprehensive range of shaker style wall and base level units that provide ample storage options with work surface over. The room receives natural light gained via a dual aspect and is finished with tiled flooring and splash back tiling.



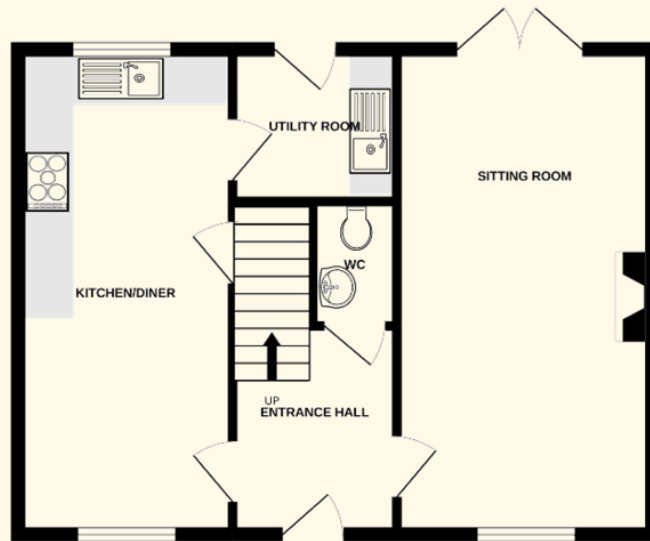
The classic style and presentation continues to the first-floor where there are three double bedrooms with the principal bedroom benefiting from en-suite facilities.

Serving the remaining bedrooms is the modern, newly fitted family bathroom, fitted with a suite comprising a low level WC, a pedestal wash hand basin and a panel enclosed bath with shower attachment over.

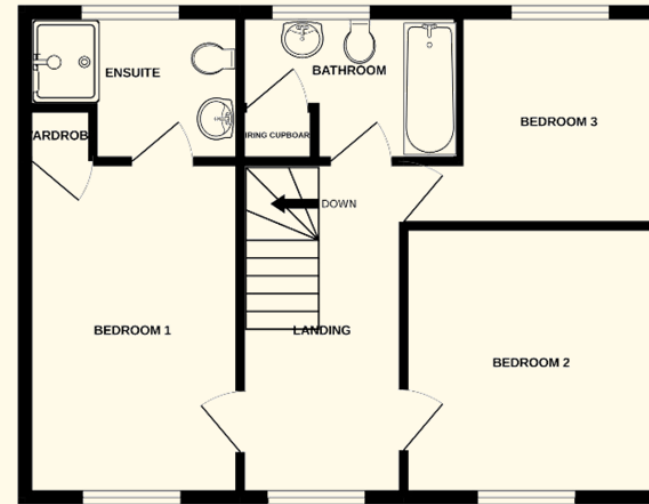
Externally the property offers an attractive enclosed garden to the rear that is laid predominately to lawn with flower bed borders that house a wide variety of mature plants and shrubs. A patio abutting the property provides the ideal space for alfresco dining. There is a detached single garage and additional secure gated parking.



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



MORASTON STREET

TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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	5.99m x 3.15m (19'08" x 10'04")
Kitchen/Diner	5.99m x 2.67m (19'08" x 8'09")
Bedroom One	4.32m x 2.72m (14'02" x 8'11")
Bedroom Two	3.28m x 2.90m (10'09" x 9'06")
Bedroom Three	3.02m x 2.64m (9'11" x 8'08")

**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.

**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

**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.