



Whitecross Square
Poundbury



This beautifully presented, semi-detached family home is situated in the highly sought after area of Poundbury and within close proximity to the 'heart' of the development. Accommodation is spread across three floors and comprises a modern fitted kitchen, three reception rooms, four bedrooms with an en-suite to the main bedroom, family bathroom and two WCs. Externally, the home favourably offers a lovely landscaped garden with sunny aspect and double garage. 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.



A wooden door takes you through to the property's hallway with wood-effect flooring continuing throughout and access offered to all ground floor rooms including the ground floor WC. An under-stair storage cupboard is also offered.

The kitchen has been beautifully renovated by the current owners with hand made wooden shaker style units, with granite worksurfaces over and tiled flooring throughout. High-spec integral appliances include a Siemens five-ring induction hob, Neff double oven and warming drawer, fridge, freezer, dishwasher and washing machine. A fitted window seat enjoys a front outlook and a part-glazed door gives direct access to the rear garden.

Also situated on the ground floor is two out of the three reception rooms. Both rooms are good-size and are complete with either a front or rear aspect allowing plentiful natural light to enter the rooms. The snug offers additional access to the rear garden via double doors.

The first floor is home to the remaining reception room, two bedrooms and WC. The sitting room is a light and airy space, featuring spacious dimensions, a triple aspect and central fireplace with stone surround and mantle.

Both bedrooms on the first floor are located to the front of the home, with bedroom one offering an en-suite shower room with WC and wash hand basin.

To the second floor, is the two remaining bedrooms and family bathroom. Both bedrooms two and three are good-size rooms and benefit from fitted storage options.

The generous-sized family bathroom is furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin. The room is finished with part-tiled walls and marble-effect vinyl flooring.

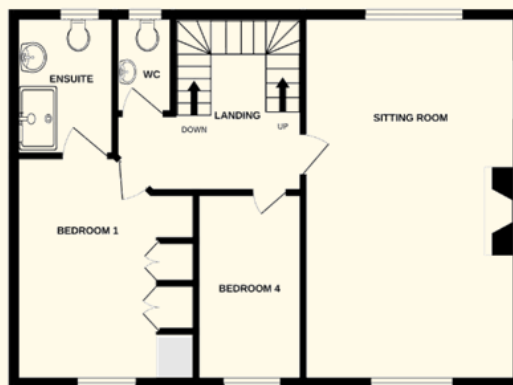
Externally, the property enjoys a tastefully landscaped rear garden, with a selection of plants and shrubs and areas of patio and astro turf providing the perfect space for outdoor living furniture. A pedestrian door leads to the double garage with light, power and two up and over doors.



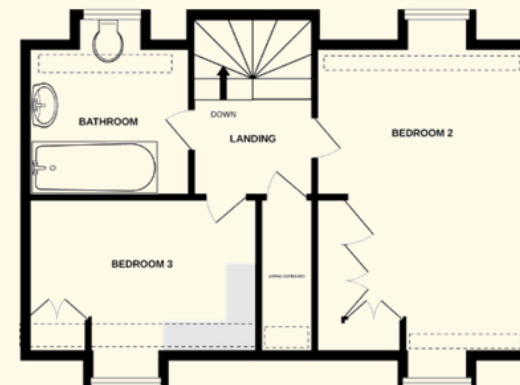
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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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.

Ground Floor Room Dimensions:

Kitchen 6.35m x 3.53m (20'10" x 11'07") max
Dining Room 3.66m x 2.97m (12'00" x 9'09")
Snug 3.68m x 3.38m (12'01" x 11'01")

First Floor Room Dimensions:

Sitting Room 6.45m x 3.71m (21'02" x 12'02") max
Bedroom One 3.89m x 3.15m (12'09" x 10'04")
En-Suite 2.44m x 1.75m (8'00" x 5'09")
Bedroom Four 3.28m x 1.85m (10'09" x 6'01")
WC 1.70m x 1.02m (5'07" x 3'04")

Second Floor Room Dimensions:

Bedroom Two 5.36m x 3.71m (17'07" x 12'02")
Bedroom Three 4.04m x 2.44m (13'3" x 8'0") min
Bathroom 3.00m x 2.90m (9'10" x 9'06")

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.