



PARKERS  
FOR SALE  
01305 340860

Elvastone Street  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





Offered with no forward chain, this beautifully presented end of terrace property is situated in the heart of Poundbury. Stylish and offered with neutral tones throughout, this three bedrooms home has accommodation including an open-plan kitchen-dining room, utility room, ground floor WC, first floor sitting room, family bathroom and en-suite facilities to bedroom one. Externally there is an attractive and low maintenance rear garden and a detached double garage. 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 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.





A wooden door opens on to the hallway providing access to the kitchen/dining room and ground floor WC. There is a useful under-stair storage cupboard and stairs lead to the first floor. The style and decor set the tone for this lovely home.

The open-plan kitchen/dining room is spacious in size with ample room for a dining table and chairs. The kitchen area is fitted with a range of wall and base level units with worksurfaces over and benefits integrated appliances including double oven, five ring hob with extractor over, fridge/freezer and dishwasher. The room has a breakfast bar and a dual aspect offering plentiful natural light. There is oak flooring to the dining space and tiled flooring in the kitchen area. The utility room has workspace, storage units, a sink and drainer and space and plumbing for a washing machine and tumble dryer.

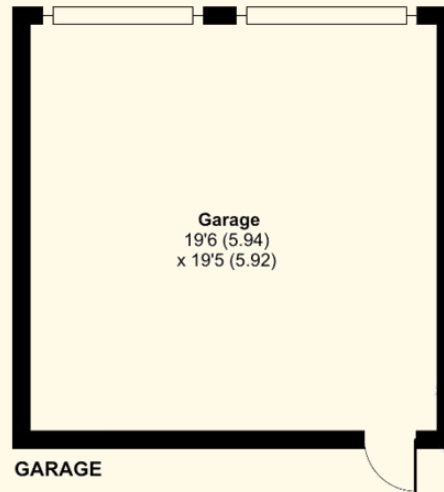
Located on the first floor is the dual aspect sitting room offering generous dimensions and an attractive coal effect gas fire with mantel surround. The third bedroom is also located on this floor.

The second-floor houses two further bedrooms, both with built-in storage. There is oak wooden flooring and modern ensuite shower facilities to bedroom one. The main bathroom, fitted with panel enclosed bath, WC and wash hand basin is also on this floor.



### Externally:

There is an attractive low-maintenance rear garden, fully enclosed with side access gate. There is a detached double garage with two up and over doors, power and light. The garage offers eave storage and there is a door leading directly to the rear garden.



## Elvastone Street, Poundbury, Dorchester, DT1

Approximate Area = 1227 sq ft / 113.9 sq m

Garage = 380 sq ft / 35.3 sq m

Total = 1607 sq ft / 149.2 sq m

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.

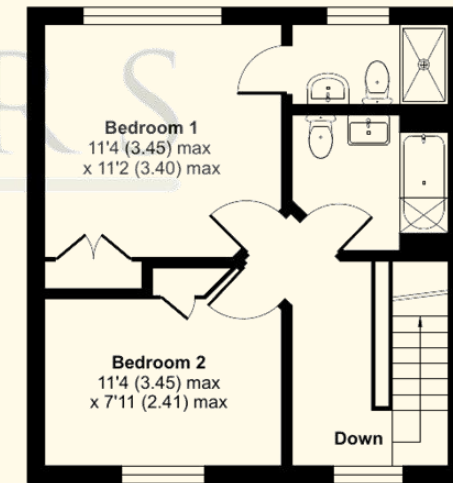
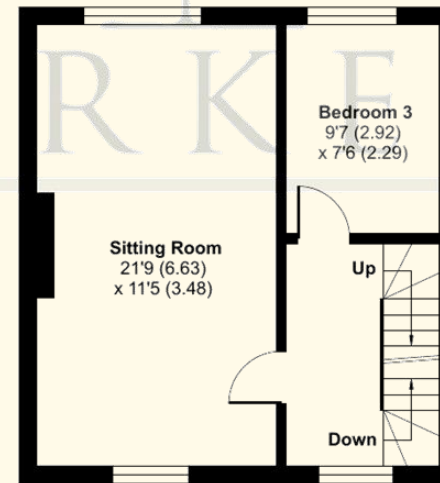
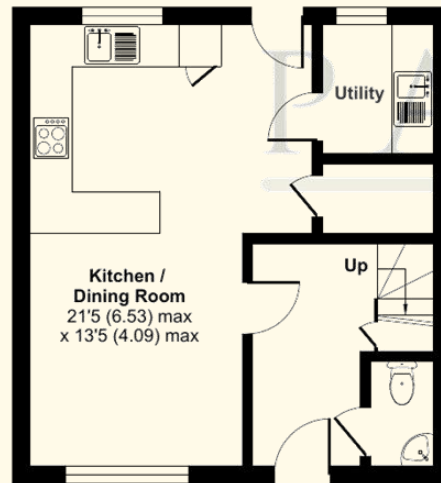
Gas fired central heating.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council tax band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1137443

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