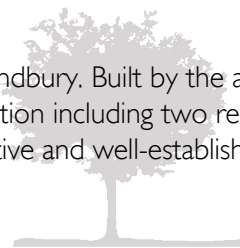




Marsden Street, Dorchester

Asking price £625,000

A beautifully presented semi-detached residence, situated in the heart of Poundbury. Built by the award-winning developers CG Fry, this stylish home is offered with plantation shutters and presented with neutral tones throughout, and offers accommodation including two reception rooms, a kitchen/diner, ground floor cloakroom, four bedrooms, family bathroom and en-suite facilities to bedroom one. Externally there is an attractive and well-established rear garden and a single garage. EPC rating B.



Situation

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.

Key Features

Entrance to the property is via a wooden door to a spacious hallway that sets the tone for the property with its neutral and stylish tones. The space presents with freestanding bespoke storage, access to under stairs storage, a ground floor WC and Herringbone style Amtico flooring. The rear aspect kitchen/diner is fitted with modern wall and base level units with Quartz worksurface over. Integrated appliances include a fridge/freezer, washing machine, dishwasher, eye-level double oven and grill, five ring gas-ring hob with extractor over and Quartz splash-back tiling. The room is finished with tiled flooring and French doors leading directly to the garden.

There is a front aspect reception room providing versatility to this home. The room lends itself perfectly as a snug or formal dining room. Stairs rise to the first-floor landing where there is a front aspect sitting room with feature fireplace.

Bedroom one is situated on the first floor and is furnished with fitted cupboards and draws with en-suite facilities consisting of a bath, shower, wash hand basin and WC. The second-floor hosts three double bedrooms and family bathroom.

Externally, there is a low-maintenance, rear aspect garden with artificial grass bordered by a selection of plants and shrubs. An area of patio abuts the property and a door leads to a single garage with up and over door, light and power.

Room Dimensions

Ground Floor

Dining Room 3.96m x 3.25m (13'0" x 10'08")

Ground Floor WC 2.16m x 1.24m (7'01" x 4'01")

Kitchen/Breakfast Room 5.94m x 3.23m (19'06" x 10'07")

First Floor

Sitting Room 5.94m x 3.25m (19'06" x 10'08")

Bedroom One 3.78m x 3.23m (12'05" x 10'07")



En-suite 3.23m x 2.06m (10'07" x 6'09")

First Floor WC 2.16m x 0.99m (7'01" x 3'03")

Second Floor

Bedroom Two 3.58m x 3.23m (11'09" x 10'07")

Bedroom Three 3.23m x 3.15m (10'07" x 10'04")

Bedroom Four 3.23m x 2.69m (10'07" x 8'10")

Bathroom 3.23m x 2.26m (10'07" x 7'05")

Agents Notes

There is an annual Manco charge is £190 per annum

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

The owners contribute 5% towards the buildings insurance for the leasehold garage. Last year this was £15.88.

The leasehold for the garage has 992 years remaining.

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.

Services

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

Viewings

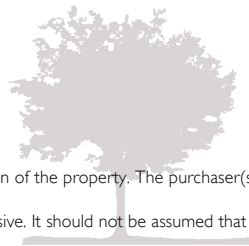
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

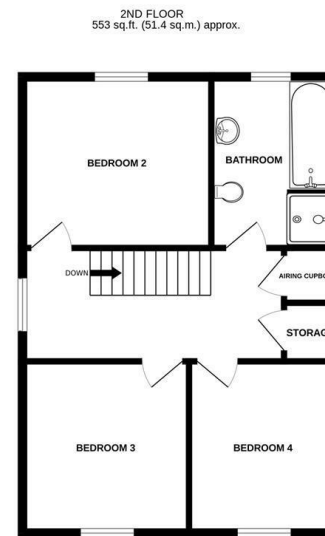
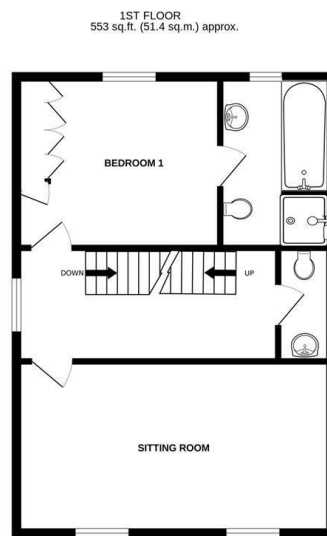
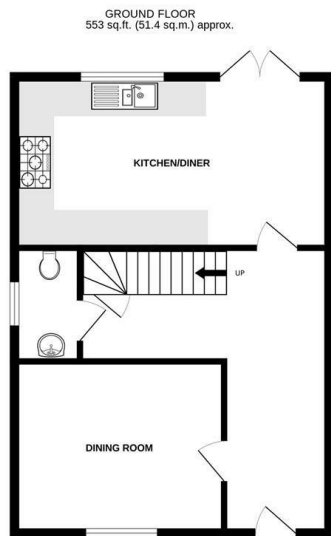


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 1658 sq.ft. (154.1 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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