



Crown Terrace
Poundbury



This four-bedroom family home is ideally situated in the sought after development of Poundbury and offers further accommodation comprising two reception rooms, a tastefully fitted kitchen and separate utility room, en-suite facilities to the main bedroom, a family bathroom and ground floor WC. Externally, the home enjoys an enclosed rear garden and garage. EPC rating B.

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 a spacious hallway with access offered to the dining room, kitchen and ground floor WC and wood-effect flooring continues throughout the ground floor accommodation.

A set of French doors open into the versatile dining room, with front aspect window allowing plentiful natural light to enter the room.

The kitchen is fitted to an impressive standard with a range of black wall and base level units with worksurfaces over. Integral appliances include a five-ring gas hob with extractor hood over, dishwasher and eye-level double oven and grill. There is a large pantry cupboard and also separate utility room providing further work surface, space for additional appliances and a sink.

The sitting room is situated on the first floor, extending the full width of the property and featuring a central fireplace with gas fire, stone surround and mantle.

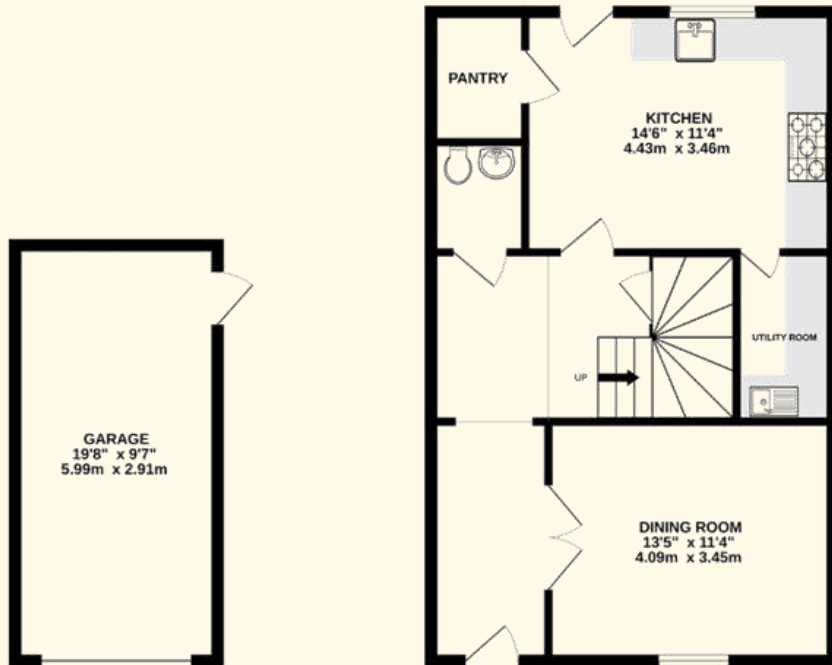
Also situated on the first floor is the principal bedroom, a good-size room with fitted wardrobes and an en-suite. The suite is complete with a shower cubicle, WC and wash hand basin.

Another set of stairs rises to the second floor where the remaining bedrooms and family bathroom are situated. Two out of the three remaining bedrooms are double in size and benefit from fitted storage. The family bathroom is fitted with a modern suite including a panel enclosed bath, shower cubicle, WC and wash hand basin.

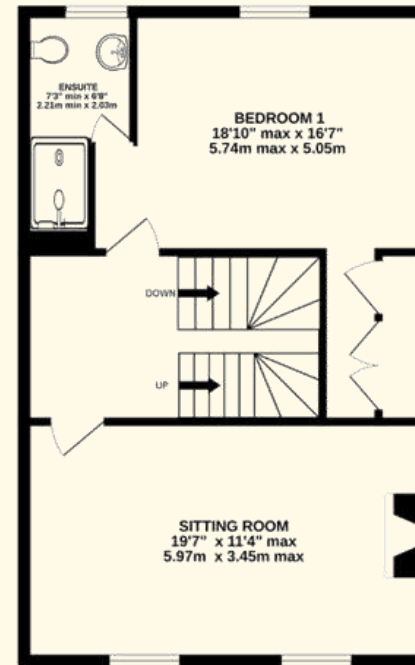
Externally, the property offers a mainly lawned garden with areas of plants and shrubs. A paved path leads to the garage with pedestrian door giving access.

There is the standard house alarm and a separate system for the garage. Both are on an annual maintenance contract.

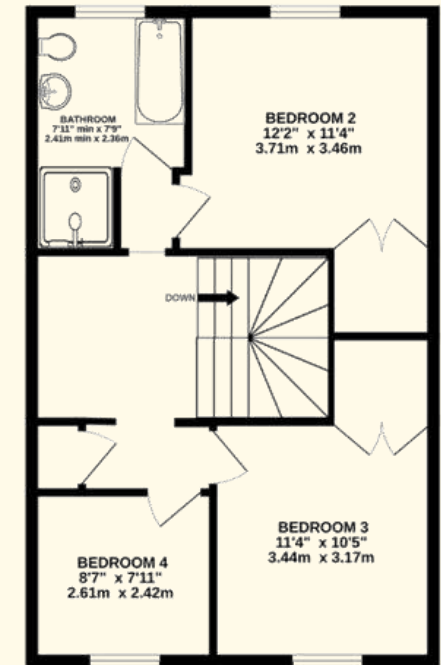
GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.6 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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Services:

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

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.

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

Flood Risk

Surface water – Very Low
Rivers and the sea – Very Low
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

01305 211970

Council tax band is F