



Lydgate Street  
Poundbury

 **PARKERS**  
PRESTIGE COLLECTION



Offered for sale, within an area of outstanding natural beauty, this beautifully presented four bed family home well positioned in Poundbury. Accommodation further includes two reception rooms, kitchen, study, bathroom and shower room. The property has been renovated and maintained to an impressive standard and further benefits include a west-facing and 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 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 Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florist, 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. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



Enter to the hallway which sets the tone for the property with oak flooring and neutral décor. The kitchen has been fitted with gloss units and quartz work surfaces over. Integral appliances include an eye-level double oven, fridge-freezer, dishwasher and four ring induction hob with extractor hood over. There is an inset 1½ bowl sink and drainer with mixer tap. The room is finished with tiled splash back and flooring. A utility room provides further storage, additional sink and space for appliances. Also situated on the ground floor is a front aspect reception room currently utilized as a sitting room/snug.

Stairs rise to the first floor where the principal bedroom and reception rooms are situated. The reception room has a front aspect with a central gas fireplace with stone surround and wooden mantle. The bedroom benefits from fitted wardrobes and fully tiled ensuite facilities including a corner shower, WC and wash basin with vanity storage. Also situated on the first floor is the study.

Accommodation is completed by three bedrooms and family bathroom situated in the second floor. All bedrooms have fitted wardrobes. The family bathroom has a suite including a P-shaped bath with shower overhead, WC and wash basin.



## Lydgate Street, DT1

Approximate Area = 1524 sq ft / 141.6 sq m  
 Garage = 327 sq ft / 30.4 sq m  
 Total = 1851 sq ft / 172 sq m  
 For identification only - Not to scale



### Externally:

The garden is a wonderful feature of the property, enjoying a Westerly aspect and beautifully landscaped by the current owners with tiered levels of patio, artificial grass and decking bordered by railway sleepers and a plethora of mature plants and shrubs. A pedestrian door leads to the double garage with 2 electric pullover doors, light and power.

### Flood Risk:

Surface Water – Medium Risk  
 Rivers and the Sea – Very Low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Services:

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

### Local Authorities:

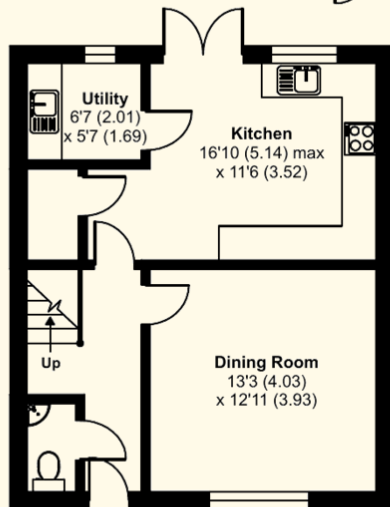
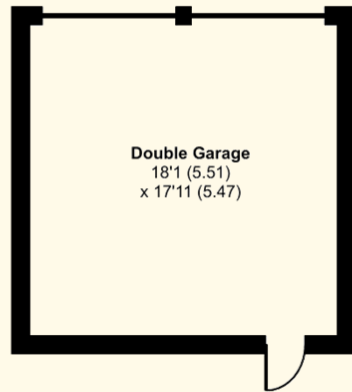
Dorset Council  
 County Hall  
 Colliton Park  
 Dorchester  
 Dorset  
 DT1 1XJ  
 Tel: 01305 211970

We are advised that the council tax band is E.

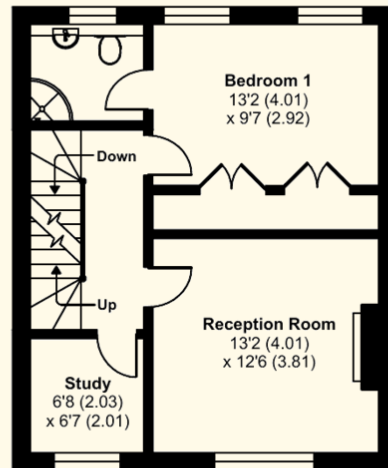
### Agents Notes:

There is an annual Manco charge with charges varying between £210.00 and £300.00 dependent upon location.

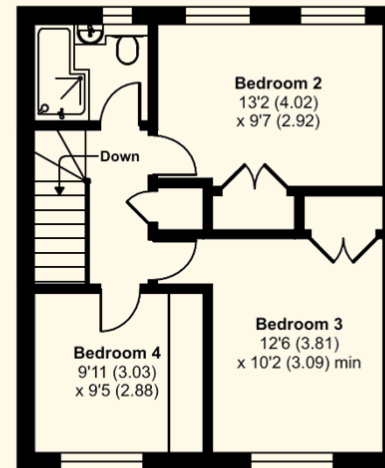
Please note there is a leasehold garage at the property. 999 years from 1 January 2004.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Parkers Estate Agents. REF: 1187602

**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.