



Moraston Street  
Poundbury

 **PARKERS**  
PRESTIGE COLLECTION



Offered for sale, within an area of outstanding natural beauty, this unique and well-presented five bed detached family home well positioned in Poundbury. Accommodation further includes sitting room, kitchen/dining room, ground floor WC, bathroom and ensuite shower room to the principal bedroom. The property has been maintained to an impressive standard and further benefits include an enclosed garden and single 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 via a part glazed door to the property's hallway offering access to the ground floor WC, useful storage cupboards, sitting room and kitchen/dining room.

The sitting room enjoys generous dimensions with a central gas fireplace and French door to the garden.

The kitchen/diner lends itself to modern living with space for dining furniture. The kitchen area is well-appointed with fitted units and work surfaces over. Integral appliances include fridge-freezer, eye-level double oven and grill, microwave, dishwasher, 5-ring gas hob with extractor hood over. There is a 1½ bowl sink and drainer. There is space for plumbing for a washing machine and tumble dryer in the understairs cupboard.

Stairs rise to the first floor where the two bedrooms are located off a light and spacious landing.

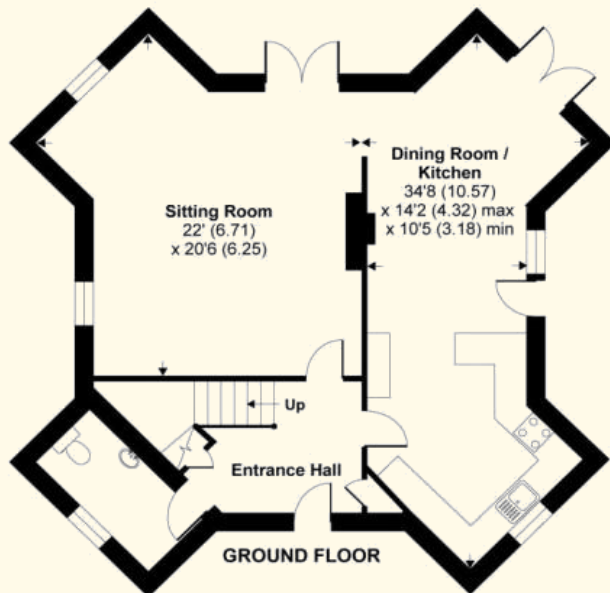
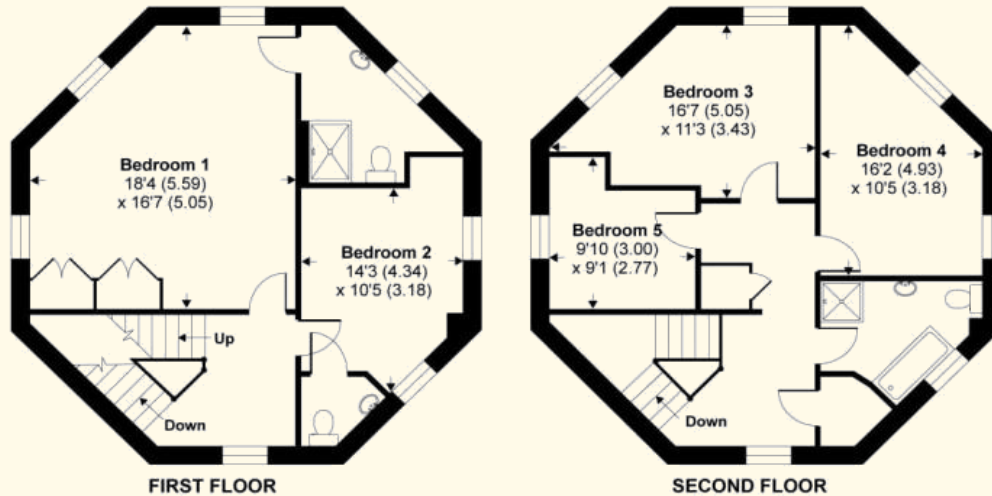
The principal bedroom has ensuite facilities consisting of a shower, WC and wash basin. The room is finished with part-tiled walls and tiled flooring. The secondary bedroom also has a small room housing a WC.

Accommodation is completed on the second floor where three more beds and the family bathroom are situated. The family bathroom is fitted to a high specification with fully tiled walls. The suite comprises of a freestanding bath, shower cubicle, WC and hand basin.

Externally, there is a good-sized garden designed with areas of patio, decking and lawn. The garden is mainly walled with a pedestrian door providing access to a single garage containing light and power with up and over door. Allocated parking is situated in front of the garage.

# Moraston Street, Poundbury, Dorchester, Dorset, DT1

APPROX. GROSS INTERNAL FLOOR AREA 2067 SQ FT 192 SQ METRES



**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.

### Flood Risk:

Surface Water – Very Low 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.

### Agent Notes:

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

### Local Authorities:

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

We are advised that the council tax band is F.