



Hintock Street
Poundbury



Offered for sale with no onward chain is this attractive, detached family home nestled in the popular first phase of Poundbury. Versatile accommodation comprises of a kitchen, utility room, dining room, extended sun room, first floor principal reception room, three bedrooms, en-suite facilities and a family bathroom. Furthermore, there is an enclosed, south-westerly facing garden and a double garage. EPC rating D.

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, florists, 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 wooden door which sets the tone for the property with high ceilings and neutral décor. Access is offered to the principle living accommodation with a ground floor WC and stairs rising to the first floor.

The kitchen is fitted with wall and base level units with solid stone work surfaces over and a 1 ½ bowl sink and drainer with mixer tap. Integral appliances include an eye level oven, microwave and grill, five ring induction hob with extractor hood over, fridge freezer and dishwasher. A utility room offers further work surfaces, sink, storage options and space for appliances.

Ground floor accommodation also includes a generous sized, dual aspect dining room and an extended sun room with French doors providing direct access to the garden.

The spacious living accommodation continues on the first floor to a triple aspect sitting room with windows to the front and rear and a side aspect Juliet balcony. There is a central fireplace with stone surround and granite mantle.

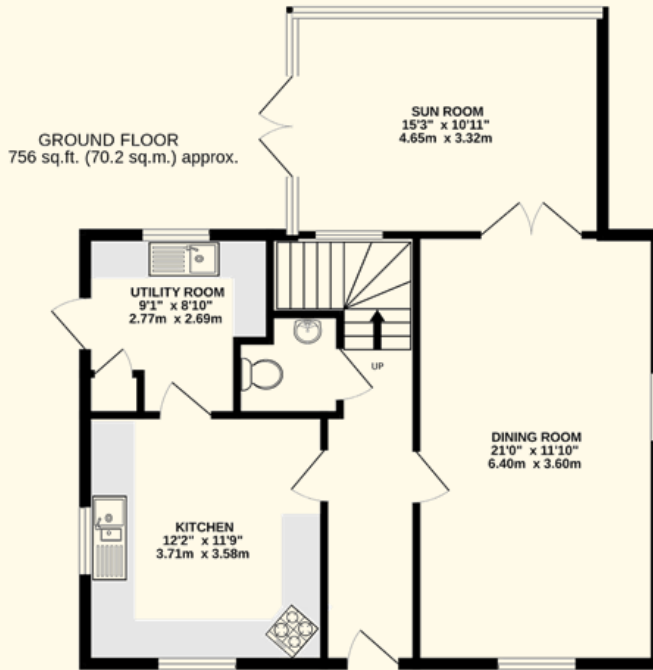
Also situated on the first floor is the principle bedroom with fitted wardrobes and ensuite facilities consisting of a free standing, roll top bath, shower cubicle, WC and wash basin. The further two bedrooms are situated on the second floor and served by the family bathroom.

Externally, the property benefits from a quiet and peaceful garden enjoying a sunny aspect with areas of lawn and patio bordered by mature plants and shrubs. A pedestrian door leads to the double garage with electric up and over door.

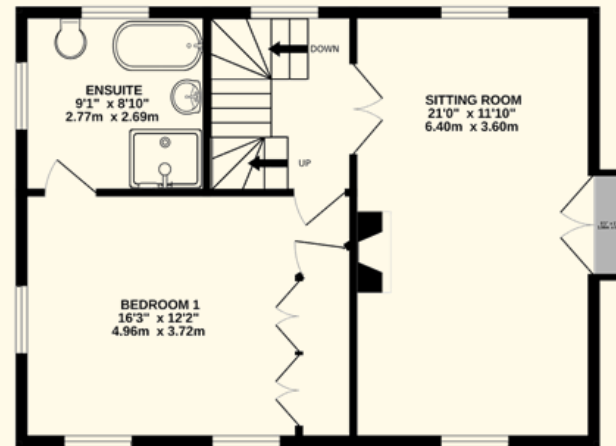
TOTAL FLOOR AREA : 1840 sq.ft. (170.9 sq.m.) approx.

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.

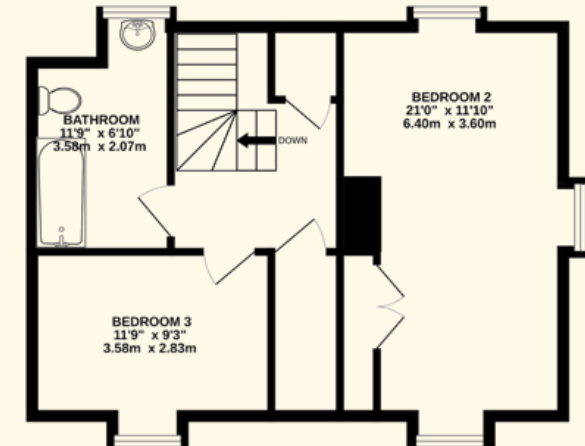
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1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



2ND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



Services:

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

Flood Risk

Surface Water – Very low risk of flooding
Rivers and the sea - Very low risk of flooding

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

Local Authorities:

Dorset Council,
South Walks House, South Walks Road,
Dorchester, Dorset,
DT1 1UZ

Tel: 01305 211970

We are advised that the council tax band is F.

Viewings:

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