



Nantillo Street
Poundbury



Parkers are delighted to offer for sale this two/three bedroom detached residence favourably situated within the sought after development of Poundbury. The property enjoys light and spacious accommodation arranged over two storeys, that is presented to a high standard throughout comprising a generous dual aspect reception room, a modern well appointed kitchen, tastefully fitted en-suite facilities to two bedrooms and a ground floor cloakroom. In addition, the property benefits from an attractive low maintenance garden to the rear and allocated parking for one car.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles's 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, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre and garden centre. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



Key Features:

- The property benefits from a generous sitting room that receives plentiful natural light gained via a dual aspect. The room features wood flooring, shutters to all windows and an attractive central wood burning gas stove. A part glazed door provides access to the garden.
- The kitchen is well appointed, fitted with a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. There is an integral electric oven with a four ring gas hob and extractor hood over. Space is provided for additional appliances. Natural light is gained via a front aspect window with shutters.

- Also situated on the ground floor is a cloakroom and a study, a versatile room that is currently utilised as a bedroom that offers ample fitted storage, plumbing for a washing machine and window shutters.
- Stairs rise to the first floor where there are three good size bedrooms. The principal bedroom benefits from ample fitted storage and en-suite facilities. This room is accessed via the third bedroom which could easily be utilised as a dressing room. The second bedroom also offers en-suite facilities.
- Externally, the property enjoys a delightful low maintenance garden to the rear that is laid predominately to paving with an area of decking that provides the ideal space for alfresco dining. There is allocated parking for one car.

Room Dimensions:

Sitting Room	6.83m x 3.25m (22'05" x 10'08")
Kitchen	3.40m x 2.31m (11'02" x 7'07")
Study	3.40m x 2.34m (11'02" x 7'08")
Bedroom One	4.27m x 3.25m (14'0" x 10'08")
Bedroom Two	3.43m x 2.49m (11'03" x 8'02")
Bedroom Three	3.43m x 2.31m (11'03" x 7'07")

Agents Notes:

There is an Annual Manco charge with charges varying between £110 and £200 dependent upon location.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Satellite is available also.

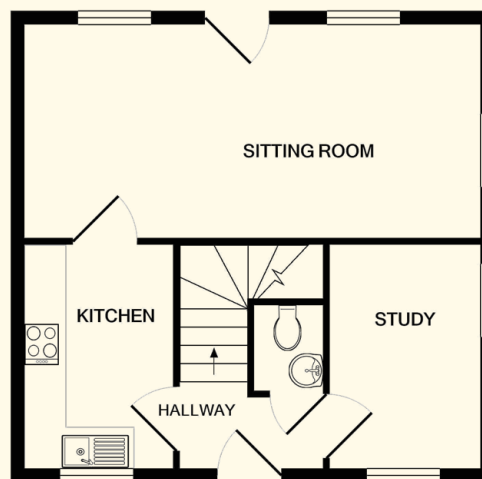
Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 211970

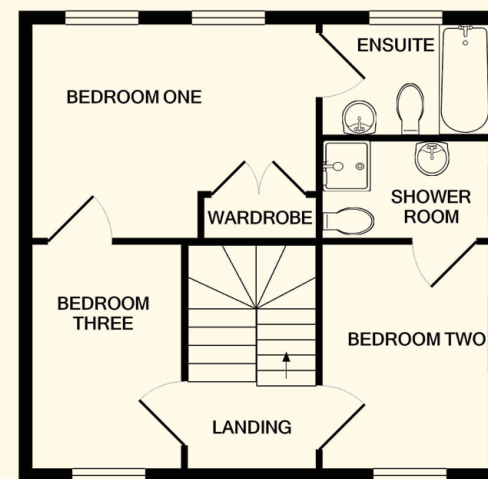
We are advised that the council tax band is E

Viewings:

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



GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)

NANTILLO STREET
TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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