



Liscombe Street

Poundbury



Parkers are delighted to offer for sale this desirable four bedroom residence, favourably situated within the sought after development of Poundbury. The property enjoys a wealth of light and spacious accommodation that is presented to a high standard throughout comprising two reception rooms, a spacious well appointed kitchen/breakfast room with separate utility room, four bedrooms, a tastefully fitted family bathroom, en-suite facilities to two bedrooms and a ground floor cloakroom. In addition, the property benefits from an enclosed garden to the rear and a detached single garage. EPC rating B.

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 situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



- Entrance is gained via a spacious hallway that sets the tone for the rest of the property, with high ceilings and natural light creating an open and spacious feel.
- The property benefits from two reception rooms. The principal sitting room is situated on the first floor, receiving plentiful natural light gained via two large rear aspect windows that take full advantage of the lovely views over Dorchester. A second reception room situated on the ground floor provides additional living accommodation.
- The kitchen is well appointed, fitted to a high specification with a selection of integral appliances and a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. The property benefits from a separate utility room that provides a further sink unit and space for additional appliances.

- The lovely style and presentation continues to the property's bedrooms. The principal bedroom, situated on the first floor, enjoys generous dimensions and benefits from en-suite facilities. There are a further three bedrooms situated on the second floor, one benefiting from en-suite facilities whilst the two bedrooms to the rear of the property offer lovely views towards Puddletown Forest. Also situated on the second floor is the family bathroom, tastefully fitted with a suite comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with shower attachment over.
- Externally there is a delightful enclosed garden to the rear that is laid predominately to lawn with a raised decked area and pergola at the bottom of the garden that provides the ideal space for alfresco dining. There is a single garage with up and over door, power and light.

Room Dimensions:

Kitchen/Breakfast Room	4.98m x 3.38m (16'04" x 11'01")
Dining Room	3.25m x 2.84m (10'08" x 9'04")
Sitting Room	4.98m x 3.40m (16'04" x 11'02")
Bedroom One	3.86m x 2.84m (12'08" x 9'04")
Bedroom Two	2.51m x 3.86m (8'03" x 12'08")
Bedroom Three	2.90m x 3.45m (9'06" x 11'04")
Bedroom Four	1.96m x 2.13m (6'05" x 7'00")

Agents Notes:

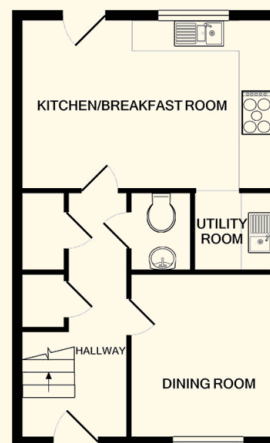
There is an Annual Manco charge with charges varying between £110 and £200 dependent upon location.

Services:

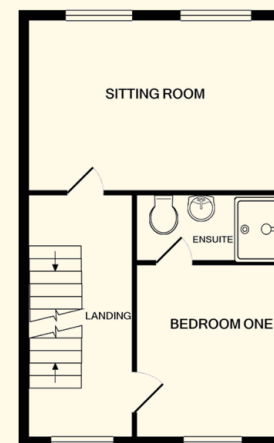
Mains electricity, water and drainage are connected. Gas fired central heating. Satellite is available also.

Local Authorities:

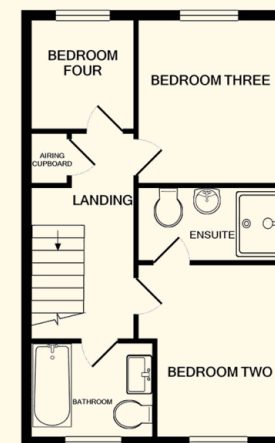
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970
We are advised that the council tax band is E



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Viewings:

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