



2 MORASTON STREET, POUNDBURY

Dorchester, DT1 3RG

Offers in Excess of £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious and elegant five bedroom extended town house in the prestigious area of Poundbury just moments from Queen Mother Square. With accommodation across 3 floors this property offers all the flexibility a modern family require. In brief the property boasts five bedrooms, two reception rooms, a large family kitchen with sun room, low maintenance patio garden, garage and parking.

Situation

Poundbury is Prince Charles vision of 21st Century living with a sense of community at the heart. Nestled in the rolling hills of Dorset's Countryside while still being just a few minutes from the main town centre of Dorchester

The local area*

1.1 miles – Dorset County Hospital

1.4 miles – Dorchester South Train Station (mainline to London)

9.1 miles – Weymouth Bay Beach

* Distances are approximate & sourced from Google Maps

Local Authority

Dorset Council. Council Tax Band: E.

EPC Rating: C.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01305 269200

DORCHESTER@MAYFAIRPROPERTIES.NET



PROPERTY DESCRIPTION

Entrance Hall

Sitting Room 16' 7" x 12' 5" (5.05m x 3.78m)

Double glazed front aspect picture window, feature fireplace.

Kitchen/Breakfast Room 19' 8" x 9' 2" (5.99m x 2.79m)

Extensive range of wall and base units, Integrated fridge/freezer, inset 5 ring gas hob with extractor over and oven under. Stainless steel sink with mixer taps. Breakfast bar, utility cupboard with additional sink and space and plumbing for washing machine and tumble dryer. Ceramic tile floor. Door to rear garden.

Garden Room 11' 5" x 9' 8" (3.48m x 2.94m)

Beautifully light and bright garden room with doors to the rear garden.

Stairs to First Floor Landing

Bedroom 2 12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed front aspect window built in wardrobe.

Bedroom 3 12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed rear aspect window built in wardrobe.

Family Bathroom

Double glazed rear aspect window, ceramic tile floor. Low level WC, pedestal wash hand basin and large enclosed shower with rainfall shower head.

Stairs to Second Floor Landing

Bedroom 1 14' 0" x 12' 5" (4.26m x 3.78m)

Double glazed rear aspect window, double width built in wardrobe.

Master En Suite

Double glazed rear aspect window, Large enclosed shower cubicle, low level WC, pedestal wash hand basin and towel rail.

Bedroom 4 11' 9" x 10' 0" (3.58m x 3.05m)

Double glazed front aspect window

Bedroom 5/Study 9' 8" x 8' 10" (2.94m x 2.69m)

Double glazed front aspect window,

Garage 19' 1" x 9' 9" (5.81m x 2.97m)

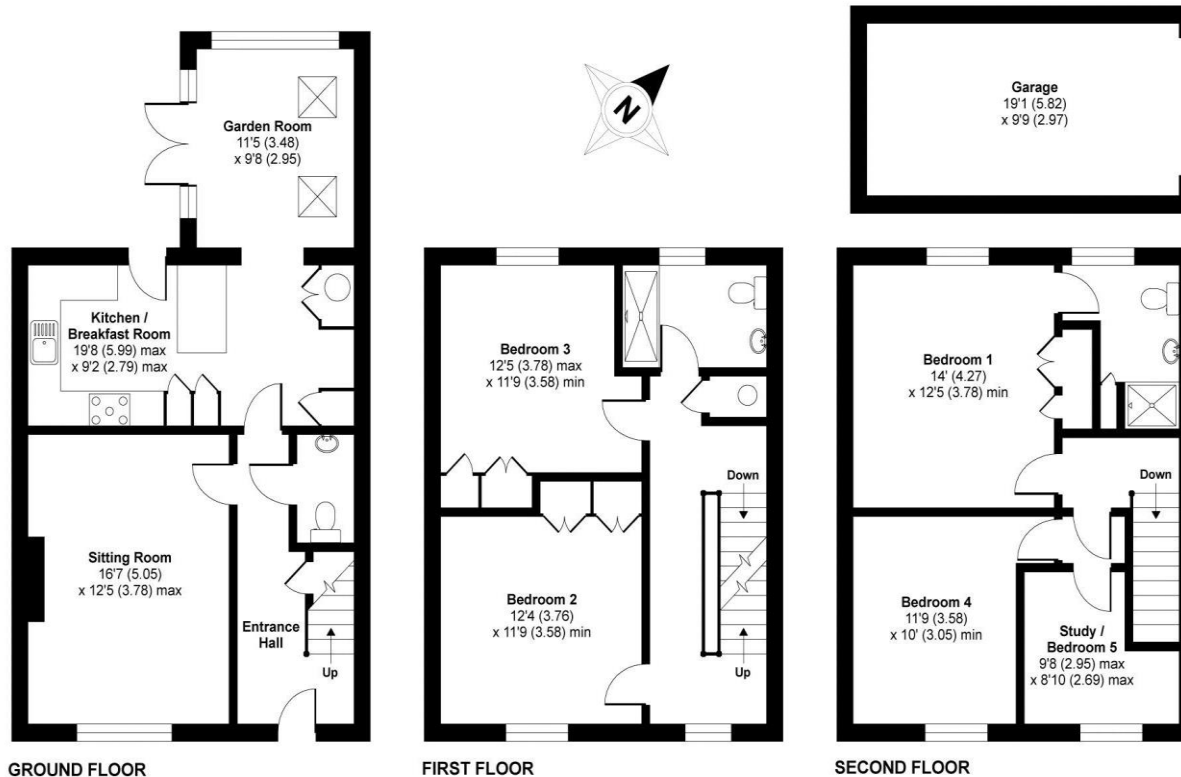
Rear Garden

Low maintenance patio garden with established flower and shrub borders, with a delightful seating area to capture the last of the evening sun. Rear gate giving level access to the garage and driveway parking.

FLOOR PLAN

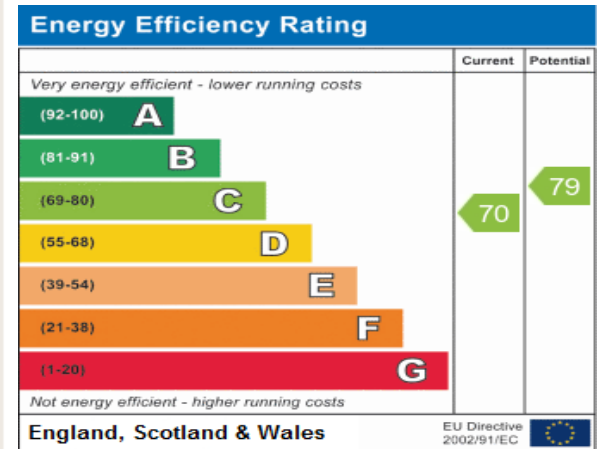
Moraston Street, Poundbury, Dorchester, DT1

APPROX. GROSS INTERNAL FLOOR AREA 1876 SQ FT 174.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 - Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

