

Crown Street West

Poundbury

Offers In Excess Of £555,000

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38 Crown Street West,
Poundbury, Dorset, DT1 3DW







This beautifully presented terraced home is located in the highly sought-after Poundbury development. The property spreads over three floors and offers bright and spacious living with generous storage solutions throughout. This ideal family home is comprised of four bedrooms, two reception rooms and two bathrooms. Externally, the property boasts a beautifully landscaped and private south facing rear garden, offering a perfect space for outdoor entertaining or quiet relaxation. The garden also provides a gated parking area and access to a single garage. This exceptional home combines elegant living with modern convenience in a truly desirable location.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is 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. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.








Entrance to the property is via a wooden door opening into a spacious hallway. The hallway benefits from a useful under-stairs storage cupboard and providing direct access to all ground floor rooms, including the useful WC. Adjacent is the generously sized reception room with front aspect, featuring a central log burning effect electric fire with mantle and surround creating an elegant focal point. Completing the ground floor is the well-equipped kitchen/breakfast room, offering a range of wall and base units with ample storage and workspace. There are several integrated appliances including a fridge-freezer, eye-level double oven and grill, four-ring gas hob with extractor hood, dishwasher and washing machine. A rear aspect window fills the space with natural light and double doors open directly onto the garden.

Stairs rise to the first-floor landing, where you'll find access to the living room, principal bedroom and fourth bedroom/study. The versatile living room is filled with natural light from the rear aspect windows and features a gas fire with surround and mantle. The primary bedroom is a well-proportioned double, enhanced by fitted wardrobes offering excellent storage. This room benefits from a modern en-suite shower room, complete with WC, wash hand basin set in a vanity unit and part-tiled walls.

Stairs rise to the second floor where you gain access to bedrooms two and three, both a generous double, featuring fitted wardrobes and served by the main bathroom. The bathroom comprises of a modern white suit, featuring a panelled in bath with shower overhead, w/c and hand wash basin with vanity storage under, and a useful airing cupboard.

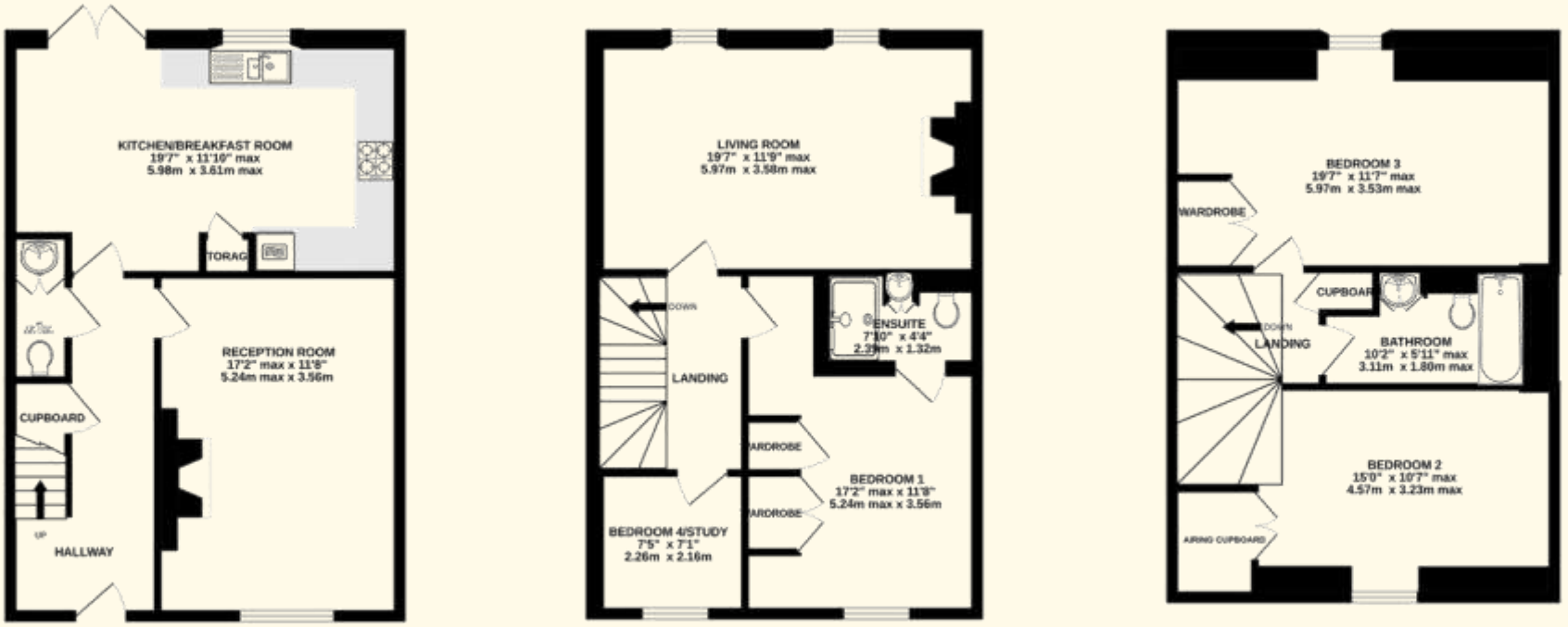
The rear garden has been landscaped to offer both beauty and practicality, featuring a well-placed patio and pond surrounded by mature plants and shrubs. There is a path leading onto the lawned area and steps taking you down to a door providing access to the garage, which features a button triggered, automatic up and over door. At the rear of the garden is a secure, gated parking area.

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GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.

2ND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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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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.

Services:
Mains electricity and water are connected.
Gas fired central heating.

Agents Notes:
There is an annual Manco charge of £225. This figure is reduced to £200.00 upon receipt of an early payment

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

EPC rating B.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Broadband and Mobile Service:
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit https://checker.ofcom.org.uk

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

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

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

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The Property Ombudsman SALES