Plot 45, 9 Triffle Street

9 Triffle Street, Poundbury, Dorchester, Dorset

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Poundbury Dorchester
Dorset DT1 3LQ

An attractive three-bedroom detached house with a principal bedroom en-suite, bathroom, kitchen/dining room, utility room, sitting room, double garage and two parking spaces.

3 2 1

- Under construction detached home
- Separate sitting room
- Kitchen/dining room with separate utility
- Family bathroom & en-suite shower
- Enclosed garden
- Double garage and two parking spaces
- Please call Symonds & Sampson Poundbury office on 01305 251154

Guide Price £649,000
Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

ACCOMMODATION

On the ground floor, an entrance lobby with useful downstairs cloakroom. The hallway, with access to the triple-aspect open-plan kitchen/dining room, is fitted with attractive wall and floor cupboards with work surfaces over, a range of integrated appliances, and a separate utility room with access to the garden. The sitting room with bay window looking onto Triffle Street.

On the first floor are three double bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite, airing cupboard and hatch to a loft space.

Externally, shrub and flower borders to the front. A timber gate to the side with access to the enclosed lawned garden with a paved area. Double garage to the rear with two parking spaces.

The property will include an NHBC 10-year warranty and benefits from a gas-fired central heating system.

Please Note:
The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

OUTSIDE

To the rear of the property, there is an enclosed garden, with double garage and two parking spaces.

SITUATION

Poundbury is an urban extension to the Dorset county town of Dorchester, designed in accordance with the principles of architecture and urban planning as advocated by His Majesty, King Charles III. Offering all the essential amenities including a large Waitrose, plenty of parking, and a delightful pub and restaurant. Our beautiful homes for sale are well situated to enjoy all of Poundbury's amenities. Poundbury is also within easy reach of the scenic Dorset countryside and Dorchester town centre is just 1 mile away. The development is built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating system.

Local Authority
Dorset Council Tel: 01305 251010

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

MATERIAL INFORMATION

Council Tax – New build, waiting banding
Predicted EPC B

PLOT 45

THREE BEDROOM HOME

GROUND FLOOR

Living Room
4.95 x 4.15m (16'3 x 13'7ft max)

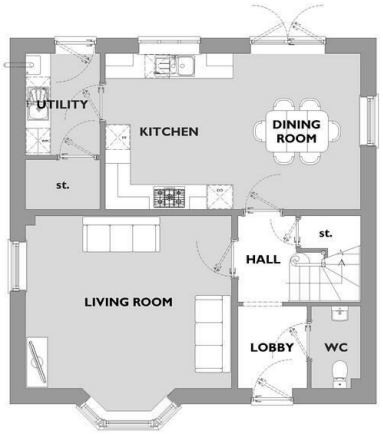
Kitchen / Dining Room
6.13 x 3.75m (20'2 x 12'4ft max)

FIRST FLOOR

Bedroom 1
4.10 x 3.75m (13'5 x 12'4ft max)

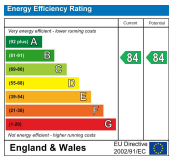
Bedroom 2
3.82 x 3.75m (12'7 x 12'4ft max)

Bedroom 3
4.07 x 2.26m (13'4 x 8'7ft)



GROUND FLOOR PLAN

FIRST FLOOR PLAN



Poundbury/PGS/02.02.26

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Symonds & Sampson

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