PARKERS

01305 340860

Independent Property Consultants and Valuers







Woodlands Crescent, Dorchester

Offers in excess of £600,000

OFFERED WITH NO FORWARD CHAIN, and found in an area of outstanding natural beauty, is this three-bedroom family home arranged over three floors, offering spacious living areas with versatile spaces. The ground floor is designed for seamless entertaining and daily life, featuring a well-equipped kitchen/breakfast room, a dedicated utility room, an additional dining area with garden access, and a practical downstairs w/c. The first floor boasts a generous primary living room, a family bathroom, and a good-sized bedroom. The second floor concludes the layout with a Jack-and-Jill bathroom and two further double bedrooms. The home benefits from excellent storage solutions throughout and is complete with a double garage accessible by both up and over doors and via the enclosed rear garden. EPC rating C.

51 Woodlands Crescent, Poundbury, Dorchester, DT1 3RQ

Situation
Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.

Description
Upon entering, you are welcomed by a tiled entrance hallway that provides access to a convenient downstairs W/C, two separate storage cupboards, and the staircase leading to the first floor. The tiled flooring flows seamlessly throughout the entire ground floor, leading into the generous kitchen/breakfast room. This area offers a wonderful, open space for hosting, highlighted by a large front aspect window that fills the room with natural light. The kitchen features a range of wall and base level units with worktop over, with integrated appliances including a four-ring gas hob with an extractor hood, a microwave, a Bosch double oven and fridge. There is additional space for further appliances, while a separate utility room neatly housing space for the freezer, washing machine, and provides direct access to the side garden. Positioned just off the kitchen/breakfast room, is a good-sized and versatile dining area, featuring French doors that open up directly onto the rear garden patio area, making it perfect for indoor-outdoor living.

An open staircase leads to the first floor, where attractive wood-effect flooring flows across the landing and throughout the upper levels. This floor features a spacious lounge centered around a coal effect gas fireplace. Nearby, the third bedroom serves as an ideal guest room or home office, complete with practical built-in wardrobe. Serving this floor is the bathroom, fitted with a panel enclosed bath with shower attachment, a W/C, and wash basin with under-sink vanity. The top floor opens up into a spacious layout hosting two further double bedrooms. Both rooms are generously sized, with the larger bedroom benefitting from both a built-in wardrobe and a separate storage cupboard. These bedrooms share convenient access to a modern Jack-and-Jill bathroom, comprised of a shower cubicle, a W/C, and a wash basin with integrated vanity storage.

Externally, the property is equally impressive. The rear garden is an enclosed space, established with a variety of mature shrubs, plants, and small trees, all set against a mixture of lawn and patio areas. Gated access at the rear leads directly to a substantial double garage, which comes complete with lighting and power, one electric up-and-over door and one manual up-and-over door.

Agents Notes
Please note there is an annual Manco charge £240. A reduced fees of £228 is offered for early payment.

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

Services
Mains electricity and water are connected.
Gas Central Heating.







Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band E.

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#

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.

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

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-landtax/#!/intro





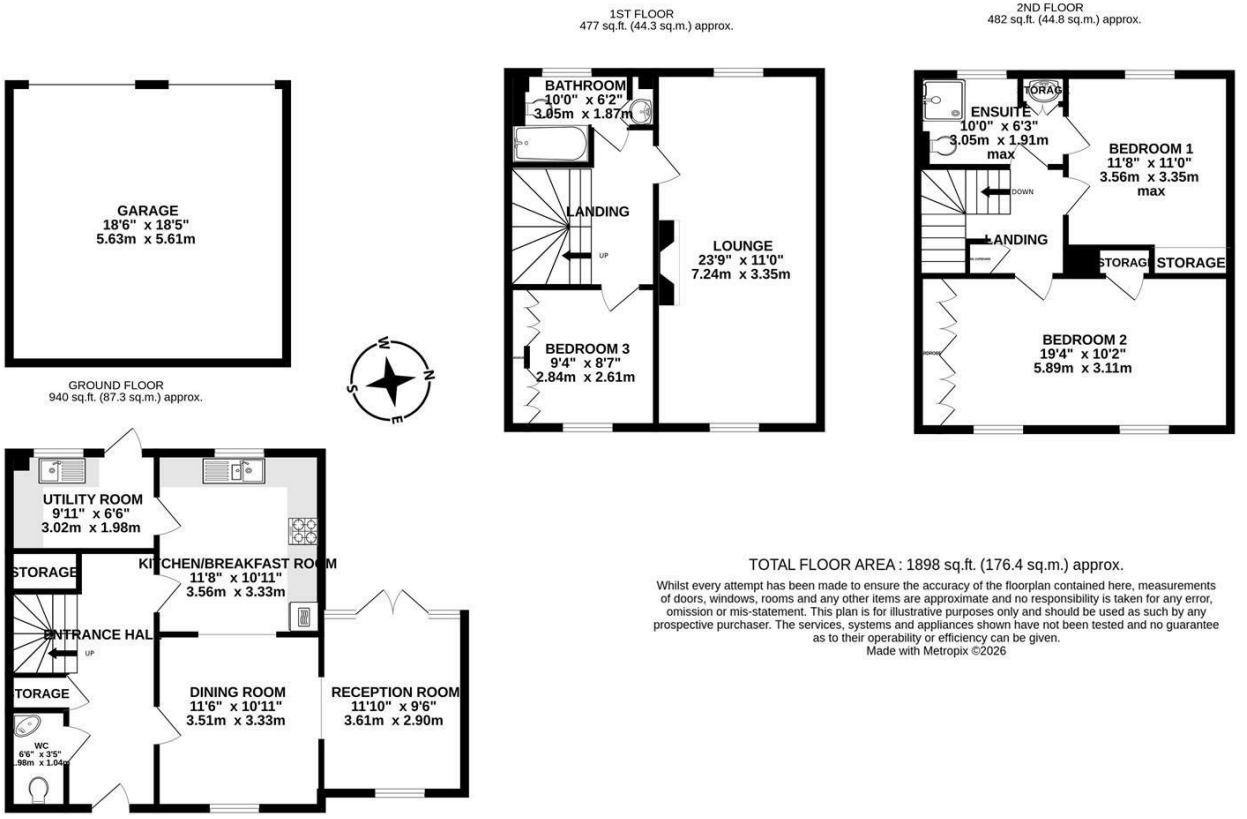


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- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. 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.

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TOTAL FLOOR AREA : 1898 sq.ft. (176.4 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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