



Symonds
& Sampson



23 Crown Terrace

Crown Street East, Poundbury, Dorchester, Dorset

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Crown Street East
Poundbury Dorchester
Dorset DT1 3EQ

A well-appointed regency style townhouse with four bedrooms, three bathrooms, enclosed garden, garage and parking situated close to the Great Field.



- Elegant townhouse
- Kitchen/breakfast room
- Two reception rooms
- Four double bedrooms, two with en-suite shower rooms
 - Enclosed rear garden
 - Garage and gated parking
 - Remaining NHBC Warranty
- Beautifully presented throughout

Guide Price £595,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A beautifully presented elegant terrace townhouse, built in 2019 and situated in the north-east quadrant close to the Great Field. This impressive family home is arranged over three floors and provides a well-proportioned and well-appointed interior with high ceilings and deep windows. Decorated in neutral tones throughout to create a restful ambience, the layout is ideal for families with living space over the ground and first floor, with bedrooms and bathrooms to the first and upper floors.

ACCOMMODATION

On the ground floor, a spacious welcoming entrance hall with a cloakroom, a formal dining room with understairs storage and double doors opening into the kitchen/breakfast room. The impressive open-plan kitchen/breakfast room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising fridge, freezer, dishwasher, washing machine, together with a built-in eye level Neff double electric oven, 5 ring gas hob and extractor hood. A glazed double doors lead to the enclosed garden, garage and gated parking area.

To the first floor is a delightful sitting room with two front aspect windows and a fireplace with a gas fire. At the rear is the principal bedroom with fitted wardrobes and a large en-suite shower room. Stairs rise to the second-floor landing with a family bathroom, three further double bedrooms, one with fitted wardrobes and an en-suite shower room.





OUTSIDE

Externally to the front of the property there is a small garden area with shrubs and wrought iron railings.

To the rear there is an enclosed part laid to lawn garden with a number of flower and shrub borders. A paved patio seating area with pathway leading to a garage with light and power. Double timber gates open into a parking area within the grounds. There is an outside power point, lighting and tap.



DIRECTIONS

What3words///passively.market.slung

SITUATION

Crown Terrace is conveniently situated in a short walking distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Luxury Monart Spa, cafés, 2 public houses, veterinary practice,

dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library. Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.



SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed
Mobile phone coverage- Network coverage is limited indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

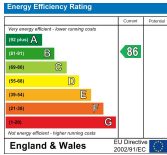
Local Authority
Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

Council Tax Band E
EPC B

Manco 2
We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.





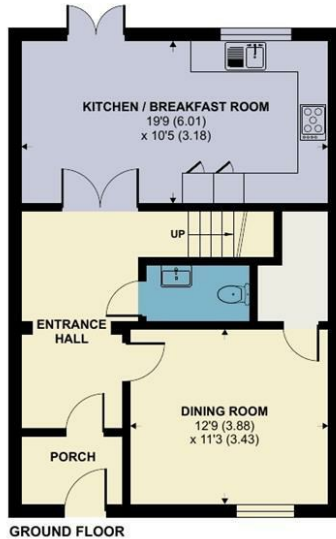
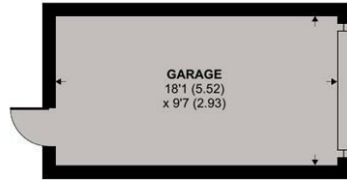
Crown Street East, Poundbury, Dorchester

Approximate Area = 1758 sq ft / 163.3 sq m

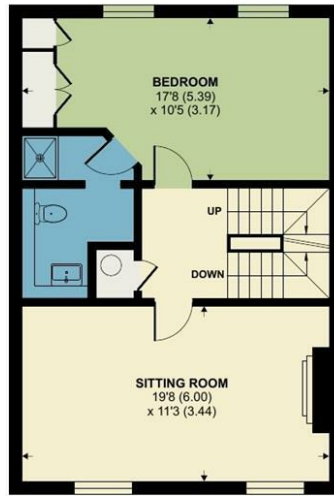
Garage = 174 sq ft / 16.1 sq m

Total = 1932 sq ft / 179.4 sq m

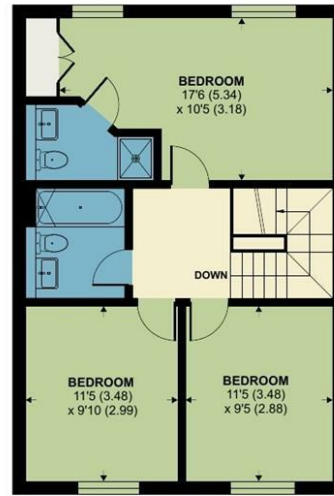
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GROUND FLOOR



FIRST FLOOR



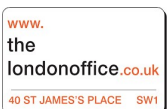
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1265477



Poundbury/PGS/20.01/26rev



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