



**Connells**

Great Cranford Street  
Poundbury Dorchester



# Great Cranford Street Poundbury Dorchester DT1 3SQ

for sale offers in excess of  
**£450,000**



## Property Description

Situated in Phase 3 of the sought-after development within Poundbury is this well presented mid-terraced, three storey family home, offering spacious and versatile accommodation ideal for modern family living. The property benefits from two reception rooms, a well-appointed kitchen with French doors leading into a pleasant orangery overlooking the garden. There is a utility room plus a cloakroom for ease. This town house boasts four bedrooms, with the added bonus of an ensuite to the master bedroom, along with a family bathroom and an additional cloakroom for convenience. Outside features a private enclosed garden with mixed borders housing a variety of plants and shrubs and a double garage to the rear. The property benefits from six solar panels, which helps to provide the homes electricity, contributing to both the heating of the hot water and the powering of the air conditioning unit.

### Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with a radiator, an understairs cupboard, stairs to the first floor and doors leading to a reception room, the kitchen and the cloakroom.

#### Reception Room

12' 2" x 11' 9" ( 3.71m x 3.58m )

A door leads from the entrance hall into a reception room with a double glazed window to the front aspect, a radiator, a television aerial socket and a doorway leading to the kitchen.

#### Kitchen

14' 6" x 13' 10" ( 4.42m x 4.22m )

The modern, spacious kitchen is fitted with a range of wall and base units with worksurfaces over, a Belfast ceramic sink, a Neff top of the range electric oven and hob, a radiator, space for a dishwasher, a double glazed window to the rear aspect and a pair of french doors leading into the orangery. A door leads from the kitchen into the utility room and a doorway leads into the reception room.

#### Utility Room

8' 1" x 5' 11" ( 2.46m x 1.80m )

Doors lead from the kitchen and the orangery into the utility room which has a radiator, plumbing for a washing machine and the boiler.

#### Orangery

12' 3" x 10' 2" ( 3.73m x 3.10m )

French doors from the kitchen and a door from the utility room lead into the brick built, double glazed orangery which has a glass roof and french doors leading onto the rear garden. This high end orangery is the social hub of the home.

## Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a radiator, a double glazed window to the front aspect. doors to a reception room, bedroom 1 and a cloakroom. Stars lead up from the first floor to the second floor.

## Sitting Room

15' 1" x 11' 9" ( 4.60m x 3.58m )

A door leads from the first floor landing into the sitting room with a double glazed window to the front aspect, a radiator, a fireplace with a gas fire and the primary telephone aerial socket.

## Bedroom 1

11' 8" x 11' 8" ( 3.56m x 3.56m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the rear aspect, a built in wardrobe, a radiator and a door leading to the ensuite shower room.

## Ensuite

7' 9" x 7' 5" ( 2.36m x 2.26m )

A door leads from bedroom 1 into the part tiled ensuite shower room with a WC, a wash hand basin, a shower cubicle, an electric heated towel rail, an extractor fan, underfloor heating and a double glazed window to the rear aspect.

## Cloakroom

A door from the first floor landing leads into a part tiled cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

## 2nd Floor

### 2nd Floor Landing

Stairs lead up from the first floor landing to the second floor with access to the loft, an airing cupboard housing the water boiler and doors to the bathroom and to bedroom 2, 3 and 4.

## Bedroom 2

12' 10" x 11' 11" ( 3.91m x 3.63m )

A door leads from the second floor landing into bedroom 2 with a double glazed window to the rear aspect, a radiator, a built in wardrobe, a television aerial socket and a telephone point.

## Bedroom 3

11' 11" x 11' 9" ( 3.63m x 3.58m )

A door leads from the second floor landing into bedroom 3 with a double glazed window to the front aspect, a radiator, a built in wardrobe, a telephone point and a television aerial socket.

## Bedroom 4

7' 11" x 7' 7" ( 2.41m x 2.31m )

A door leads from the second floor landing into bedroom 4 with a double glazed window to the rear aspect and a radiator.

## Bathroom

10' 4" x 7' ( 3.15m x 2.13m )

A door leads from the second floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower over, a heated towel rail, an extractor fan and a double glazed window to the front aspect.

## Outside Space

### Rear Garden

A pair of french doors from the orangery lead out onto the low maintenance rear garden with a gate to the rear and paving to the garage. Alfresco dining can be enjoyed amongst the flower borders.

## Double Garage

21' 5" x 19' 10" ( 6.53m x 6.05m )

The property benefits from a double width garage with an electric up and over door, power and light.

## Agents Note

The property benefits from six solar panels, which helps to provide the homes electricity, contributing to both the heating of the hot water and the powering of the air conditioning unit. There is a Manco charge of £260 per annum - please ask in branch for more details



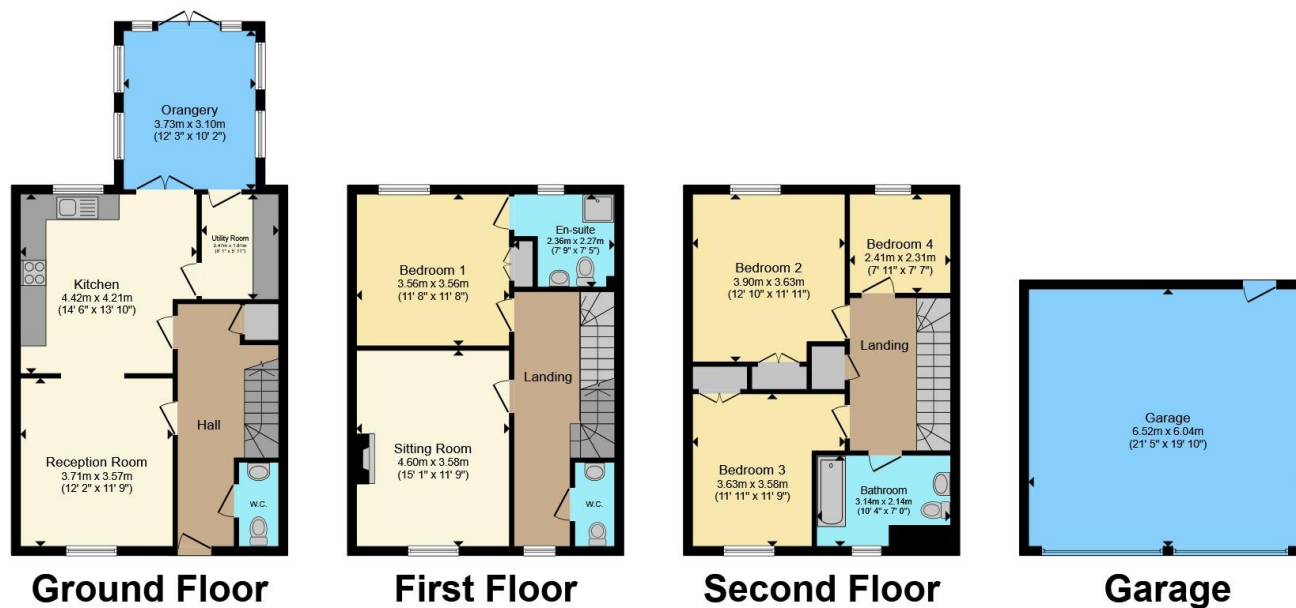












Total floor area 201.0 m<sup>2</sup> (2,163 sq.ft.) approx

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3 High West Street  
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EPC Rating: B Council Tax  
Band: E

Tenure: Freehold

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