



Holmead Walk
Poundbury
£635,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented and spacious family home is located within the sought after first phase of Poundbury and enjoys an open outlook towards Maiden Castle. The property offers accommodation comprising of a generous sitting room, kitchen and separate utility room, dining room, three double bedrooms, family bathroom, en-suite shower room and ground floor WC. Externally, there is an attractive, rear garden, gated drive and double garage. EPC rating C.

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.



A pathway, with lawned areas and shrubs on either side, leads to the property's part-glazed front door. Stepping into a bright and welcoming hallway, stairs rise to the first floor with a useful understairs storage cupboard and a convenient ground floor WC. Tiled flooring flows seamlessly through into the kitchen, enhancing the sense of space.

The well-appointed kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a 1½ bowl sink and drainer with mixer tap, a four-ring gas hob with extractor hood above, a single oven, an integrated dishwasher and fridge. A door leads to the separate utility room, where additional work surfaces provide space for appliances, including a washing machine, a further door offers direct access to the rear garden. The generously proportioned sitting room enjoys a front aspect and centres around an attractive fireplace with surround and mantel, creating a cosy focal point. French doors provide additional access to the garden, filling the room with natural light and offering attractive views over the garden. A separate, versatile dining room provides further reception accommodation and also benefits from a fireplace with surround and mantel, together with a front aspect window that allows plenty of natural light.

Stairs rise to the first-floor landing, which provides access to all three bedrooms, the family bathroom and a useful storage cupboard. All three bedrooms are generous doubles, with fitted wardrobes to bedrooms one and three. The principal bedroom also benefits from an en-suite shower room comprising a shower enclosure, WC and wash hand basin. The family bathroom serves the remaining bedrooms and is fitted with a panel-enclosed bath, WC and wash hand basin, complemented by part-tiled walls and laminate flooring.

Externally, the property enjoys a well-maintained rear garden, which is predominantly laid to lawn with attractive flower beds. A patio area adjoins the property, creating an ideal space for al fresco dining and outdoor entertaining. The home further benefits from a gated driveway providing secure off-road parking, together with a double garage.

Agents Notes:

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.
For further information on Poundbury including covenants and stipulations, please visit:

www.poundburymanco.co.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>

Services:

Mains electricity, water and drainage are connected.
Gas central heating.

Broadband:

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

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-termfloodrisk.service.gov.uk/risk#>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band F.

Holmead Walk, Poundbury, Dorchester, DT1

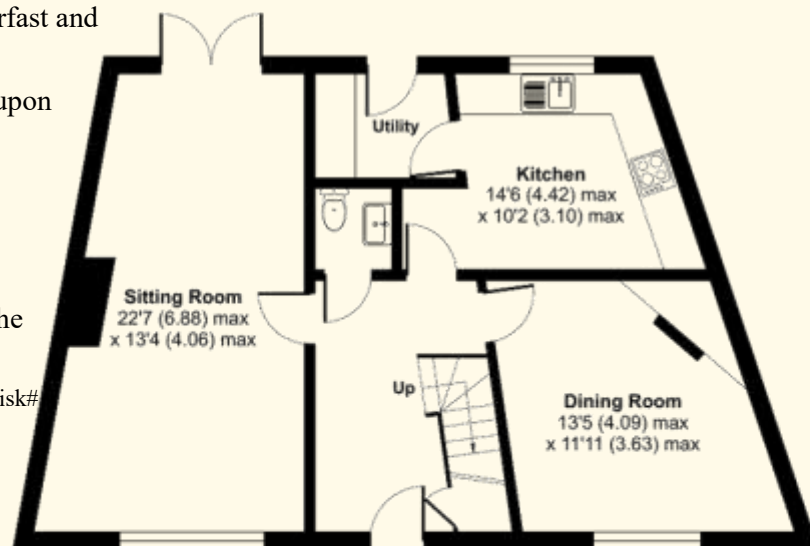
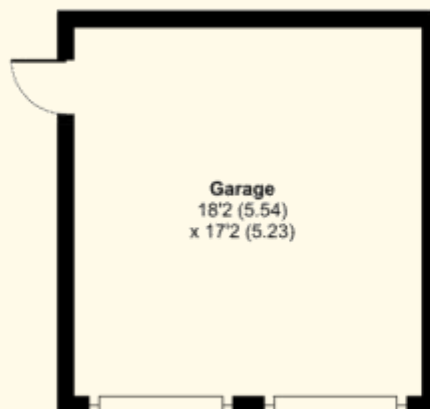
Approximate Area = 1428 sq ft / 132.6 sq m

Garage = 312 sq ft / 29 sq m

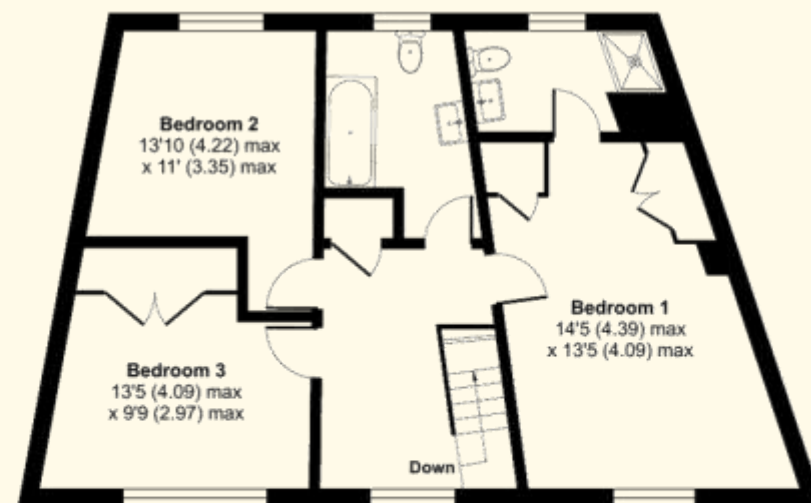
Total = 1740 sq ft / 161.6 sq m

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.

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rtchecom 2023.
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