



£1,895,000

2 Widdicombe Avenue, Poole, Dorset, BH14 9QW



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



# 2

Widdicombe Avenue, Poole, Dorset, BH14 9QW

A WELL PRESENTED, RECENTLY REFURBISHED property situated in a QUIET and WELL SOUGHT AFTER LOCATION. This DETACHED FAMILY HOME boasts OPEN PLAN LIVING, a WEST FACING REAR GARDEN and FIVE DOUBLE BEDROOMS.

- RECENTLY REFURBISHED PROPERTY
- FIVE LARGE BEDROOMS WITH TOP FLOOR ANNEX
- LARGE, WEST FACING REAR GARDEN
- IMPRESSIVE OPEN PLAN LIVING/KITCHEN/DINING ROOM
- VENDOR SUITED
- SPACIOUS FAMILY HOME SET OVER THREE FLOORS

Local Authority BCP, Tax Band G, Tenure: Freehold



## *Lower Parkstone*

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

## *Property Comprises*

A modern detached family home situated in a quiet tree lined road within Lower Parkstone, close to Canford Cliffs Village and only a short walk from the areas award winning Blue Flag Beaches.

This substantial home has been well thought out with a superb flow,





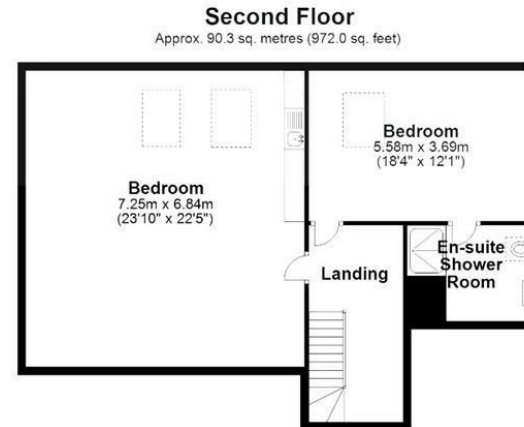
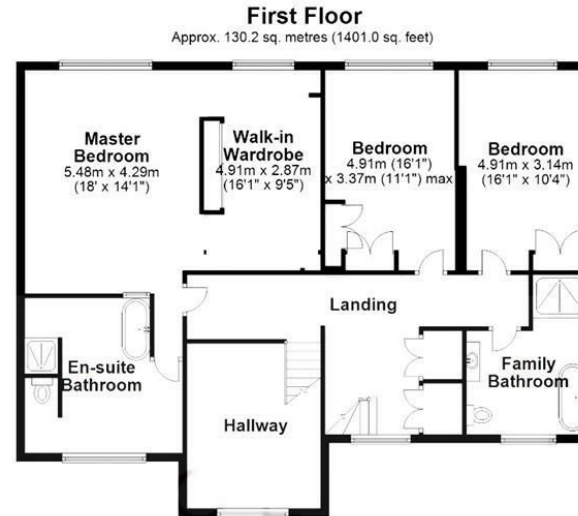


arranged over three floors and spanning over 4,100 square feet of luxury accommodation. The ground floor boasts double height ceilings in the entrance hall leading into the open plan living area, there is a well-appointed kitchen with a large center island and integral appliances. Further accommodation on the ground floor is comprised of: a lounge, dining area, playroom/office and a large utility room.

On the first floor there are three generously sized double bedrooms to include the impressive master bedroom suite with a large walk in dressing room and en-suite bathroom. Bedroom two and three are both spacious doubles and are serviced by a family bathroom. The top floor of this home is a particular feature with annex style accommodation comprising of a large bedroom/lounge with a kitchenette, a separate reception room and a bathroom.

Externally, the rear garden is west facing with ample space for family life and entertaining. The property is approached via electric gates, finished with a block-paved driveway, and an integral garage, offering convenience and security.





Total area: approx. 383.1 sq. metres (4123.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

