



## Newfoundland Drive, Baiter Park, Poole BH15 1YE

Occupying an idyllic location on the doorstep of Baiter Park, Poole Quay and Whitecliff Harbourside Park lies this four double bedroom modern townhouse. This wonderful property offers versatile and generous size living accommodation to include a cosy lounge/dining room with French doors to the rear garden, two bath/shower rooms, modern fitted kitchen and cloakroom. There is a low maintenance rear garden and the property is in the rare position of having two allocated off-road parking spaces.

**EPC: TBC Council Tax Band: E Price: £395,000 Freehold**

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## Key Features

- IMPRESSIVE MODERN TOWN HOUSE OFFERING VERSATILE & GENEROUS SIZE ACCOMMODATION
- ENTRANCE HALLWAY WITH GROUND FLOOR CLOAKROOM
- GOOD SIZE LOUNGE/DINING ROOM WITH FRENCH DOORS LEADING OUT TO THE GARDEN
- FOUR DOUBLE BEDROOMS (MASTER WITH EN-SUITE/JULIET BALCONY & FITTED WARDROBES)
- JACK & JILL BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- FANTASTIC LOCATION ON THE DOORSTEP OF BAITER PARK/POOLE PARK
- ALLOCATED OFF ROAD PARKING FOR TWO VEHICLES
- NO FORWARD CHAIN

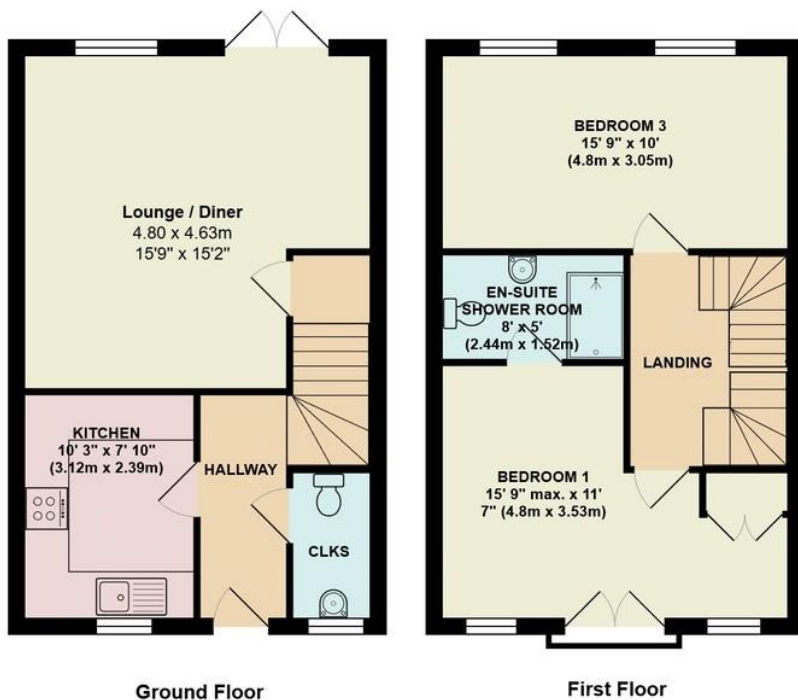
## The Property

Upon entering the entrance hallway doors lead off to a ground floor cloakroom, modern fitted kitchen with integrated appliances and there is a welcoming cosy lounge/dining room with a storage cupboard and French doors leading to the rear garden.

The first and second floors comprise four generous size double bedrooms with the master benefiting from a fitted wardrobe, Juliet balcony and en-suite. A Jack & Jill bathroom can be accessed from bedroom four and the landing. All bedrooms offer ample space for freestanding/fitted bedroom furniture, or the option be used as additional reception rooms.

Outside there is a small front garden area and to the rear there is a low maintenance rear garden with a patio area suitable for garden/dining furniture. The rear is enclosed with a combination of a brick wall and panelled fencing and this wonderful property is in a unique position of having two allocated off-road parking spaces located straight ahead through the wooden gate.

Poole Park, The Quay, Baiter and Whitecliff Harbourside Park are fantastic for walking and enjoying the coastal scenery. The shopping centre, bus/coach terminal and a mainline London railway station are also close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(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		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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