



**Connells**

Woodland Falls Napier Road  
Poole



### Property Description

Charming three bedroom ParkHome nestled within an exclusive gated Area of Rockley park. The residence boasts Three generously sized bedrooms, providing comfort and privacy. The open-plan living area is the perfect entertainment space, with views as far as the eye can see. There is a lovely balcony overlooking the bay to the front - perfect to unwind in peace.

### Hall Cupboard

Boiler and storage

### Lounge/kitchen

20' 1" x 15' 8" ( 6.12m x 4.78m )

Standing dishwasher, built in microwave, fridge freezer and washing machine.

### Storage Cupboard

Electrics

### Bedroom One

9' 8" x 9' 3" ( 2.95m x 2.82m )

Double room with an en-suite, built in units.

### Ensuite

6' 2" x 5' 5" ( 1.88m x 1.65m )

Corner shower and seperate units.

### Bedroom Two

9' 3" x 6' 2" ( 2.82m x 1.88m )

Two single beds, built in wardrobes.

### Bedroom Three

9' 1" x 6' 2" ( 2.77m x 1.88m )

Two single beds, built in wardrobes, window to side aspect.

### Bathroom

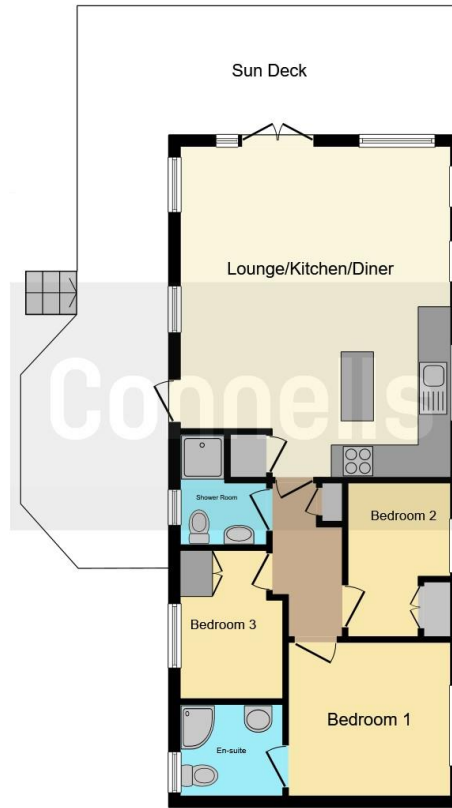
5' 2" x 6' 8" ( 1.57m x 2.03m )

Corner shower cubicle.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/WIN306669](https://connells.co.uk/Property/WIN306669)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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