



4 Whitecliff Crescent, Whitecliff, Poole BH14 8DT
Asking Price £1,250,000 Freehold





****MODERN FAMILY HOME**** A STUNNING FOUR DOUBLE BEDROOM detached home with BRIGHT AND SPACIOUS accommodation arranged OVER THREE FLOORS. The property benefits from OPEN PLAN LIVING, VIEWS TOWARDS POOLE HARBOUR, a SOUTH FACING REAR GARDEN and is finished to an extremely HIGH SPECIFICATION.

- MODERN FAMILY HOME
- LILLIPUT AND BADEN POWELL CATCHMENT
- SPACIOUS OPEN PLANING LIVING
- FOUR DOUBLE BEDROOMS
- CLOSE TO WHITECLIFF PARK
- IMMACULATELY PRESENTED THROUGHOUT

Whitecliff

Whitecliff is conveniently situated close to many local shops and amenities in both Ashley Cross and Lilliput with their village style culture offering further entertainment and shopping facilities.

It is also within walking distance of the playing fields and children's play equipment at Whitecliff Harbourside Park, Poole Park with its cafes and leisure facilities, Salterns Marina, Parkstone Yacht Club and Parkstone Bay Marina.

The Whitecliff area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills.

Lilliput is a short walk away and Canford Cliffs is close by offering a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also within easy reach with a more diverse range of high street shops.

Property Comprises

Having been completely remodelled and renovated by the current owners, this stunning family home offers stylish and contemporary living throughout. Situated on a quiet road in the heart of Whitecliff and just moments from Whitecliff Harbourside Park.

Internally the property is bright and spacious with accommodation approaching 2700sqft. The ground floor comprises a large entrance hall, three double double bedrooms each with its own luxury ensuite bathroom, with the two larger rooms having direct access to the rear garden, also on this floor is a utility room.

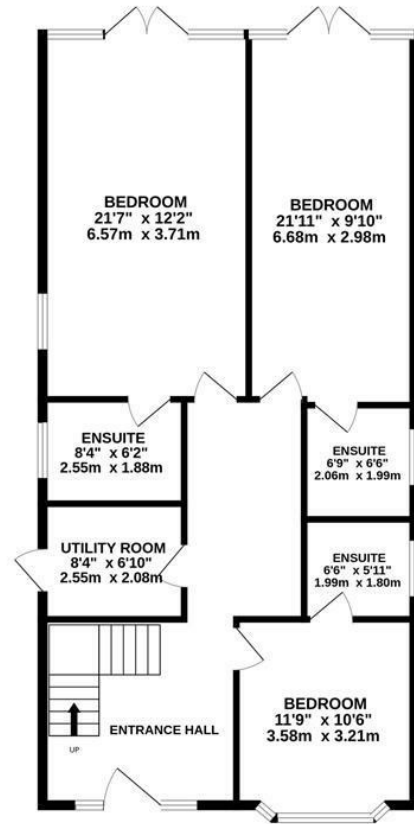
A particular feature of this property is the outstanding 42ft open plan kitchen, dining and family room with sliding doors on to the south facing sun terrace, which can be found on the first floor, in addition this floor also benefits from a WC. the entire second floor is dedicated to the impressive master suite complete with balcony that enjoys harbour views and large ensuite.

Externally the property boasts an attractive frontage with ample off road parking. Gated side access leads to the sunny level rear garden that has been beautifully landscaped and incorporates a large decked patio area ideal for outdoor dining with the rest being laid to lawn.

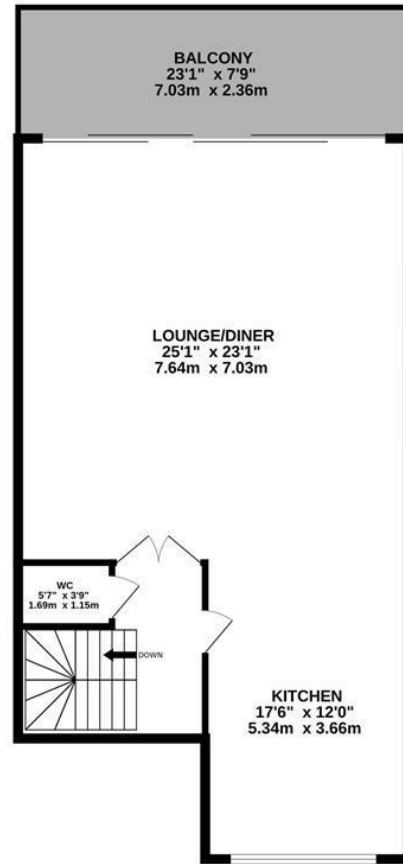




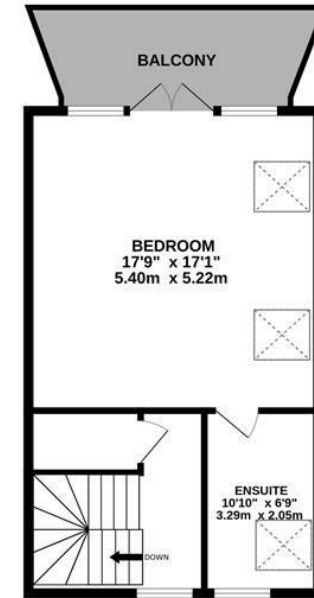
GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 2399 sq.ft. (222.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Key Drummond

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B	83	66	(92-100) A	(81-91) B		
(89-91) C	(79-80) D			(89-91) C	(79-80) D		
(85-88) D	(75-78) E			(85-88) D	(75-78) E		
(82-84) E	(72-74) F			(82-84) E	(72-74) F		
(79-81) F	(69-71) G			(79-81) F	(69-71) G		
(75-78) G				(75-78) G			
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	