



Symonds
& Sampson

Silver Birches
2 Black Water Drive

Silver Birches

2 Black Water Drive
Poole
BH21 3BH

Welcome to Black Water Drive, Poole - a stunning property that offers the perfect blend of space, privacy, and potential. This detached Chalet Bungalow, built between 1950-1959,



- Nestled on nearly a 1-acre plot with an elevated position giving lovey garden views
- The property has complete privacy and seclusion with excellent conveniences locally
- Offered with no onwards chain and requiring some updating
- A detached double garage, workshop, inspection pit and further detached workshop
- Ample off road parking for numerous vehicles, Close to Wimborne, Poole and Broadstone
- A "Southern American" style chalet with stunning surroundings (0.93 acre)
- An outstanding school catchment area with bus routes

Guide Price £795,000

Freehold

Wimborne Sales
01202 843190

wimborne@symondsandsampson.co.uk



THE HOME

A wonderful detached four bedroom chalet bungalow with a stunning garden of nearly 1 acre offering complete privacy. With a "Southern American" style and look, this home requires updating but has limitless potential. A true gem. Nestled on Black Water Drive in Poole, Boasting two reception rooms, four bedrooms, and two bathrooms, this detached property is a hidden gem waiting to be discovered.

ACCOMMODATION

With four bedrooms, two reception rooms, and an enclosed balcony, there is plenty of room for the whole family to spread out and enjoy. While the property may require some updating, the potential it holds is truly outstanding, allowing you to tailor the space to your own tastes and preferences.

OUTSIDE

Situated on a generous plot of 0.93 acre this home provides complete privacy and seclusion, making it a tranquil oasis in a bustling world. The stunning garden offers a picturesque backdrop for outdoor relaxation and entertaining, with ample space for gardening enthusiasts to indulge their green thumbs. In addition to the main house, the detached double garage, workshop with inspection pit, and underground storage provide ample space for storage, hobbies, or even a home workshop. The further workshop and parking facilities add to the convenience and functionality of this impressive property.

SITUATION

Located in a highly desirable and convenient location, this home offers the perfect blend of tranquillity and accessibility. Don't miss the opportunity to explore all that this unique property has to offer -excellent school catchments area.

DIRECTION

What 3 Words /// burst.bought.safe

SERVICES

All mains services, oil heating
EPC Band - F / Council Tax Band - F
Superfast broadband available - Limited mobile signal inside but improved outside





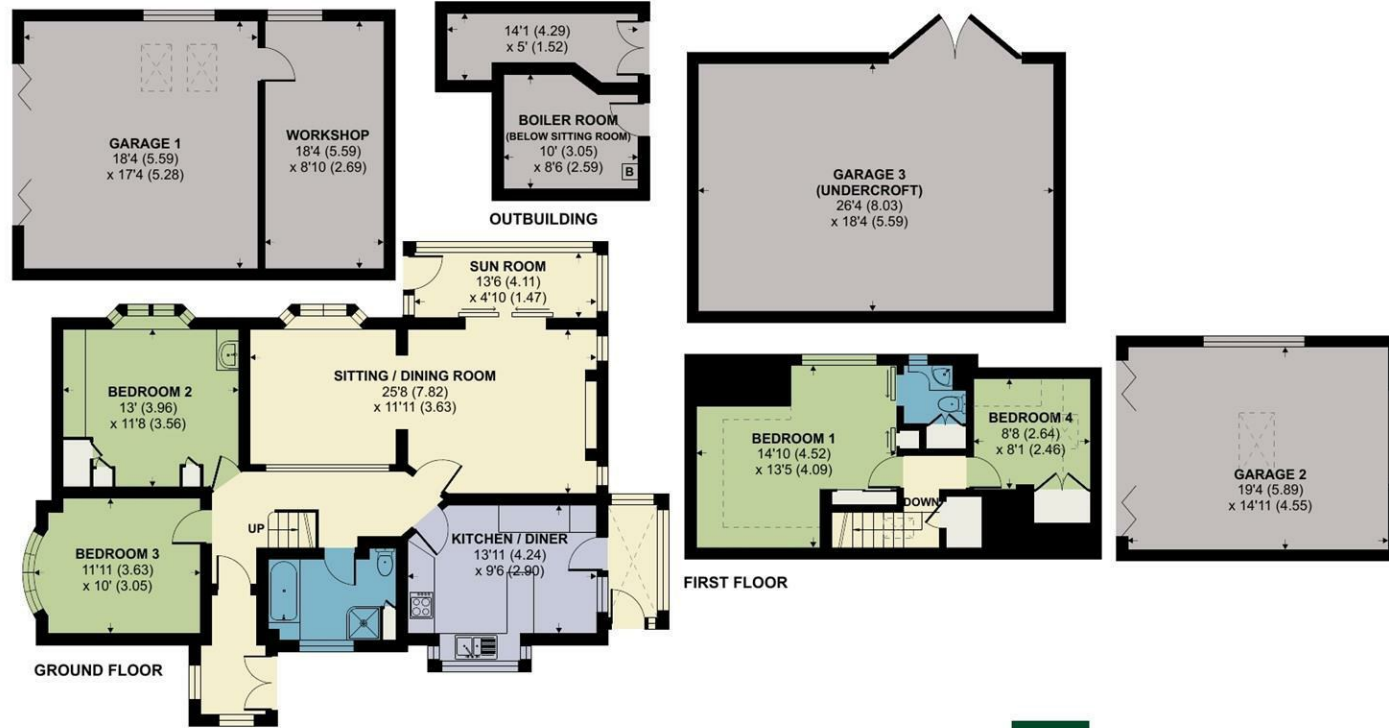
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Black Water Drive, Wimborne

Approximate Area = 1372 sq ft / 127.4 sq m
 Limited Use Area(s) = 86 sq ft / 7.9 sq m
 Garages = 1262 sq ft / 117.2 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 2861 sq ft / 265.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1176331



WIM/NW/SEP24



01202 843190

wimborne@symondsandsampson.co.uk
 Symonds & Sampson, 5 West Street,
 Wimborne, Dorset BH21 1JN



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