

PS

8 Arley Road, Whitecliff, Poole, BH14 8DW

£769,000





8 Arley Road

Whitecliff

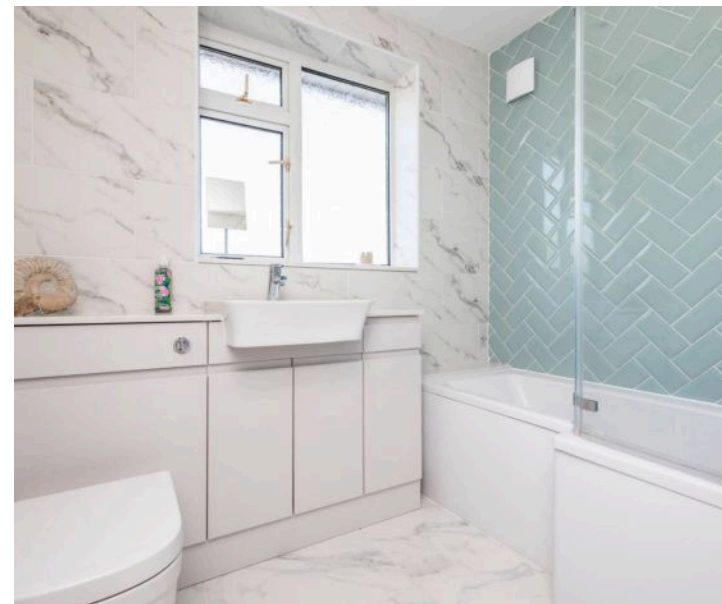
Nestled in a desirable location, this beautifully renovated 3-bedroom detached house combines modern design with practical features, making it an ideal family home. Offering a seamless blend of indoor and outdoor living spaces, the property is thoughtfully designed with high-quality finishes throughout. From the stylish open-plan kitchen to the versatile garden office, every detail has been carefully crafted for comfort and convenience.

- Renovated 3-bedroom house with planning permission for loft conversion
- Stylishly open-plan kitchen with miele appliances, bifold doors and roof light
- Beautiful hardwood herringbone flooring
- Dedicated utility / laundry room with WC
- Garden office / gym
- Off-street parking for two cars, side storage for bikes
- All year round green artificial grass
- Lilliput, Baden Powell & Poole High School Catchments
- Internal floor area 108.2 m2
- Freehold
- Council tax band D: £2,147.75 pa



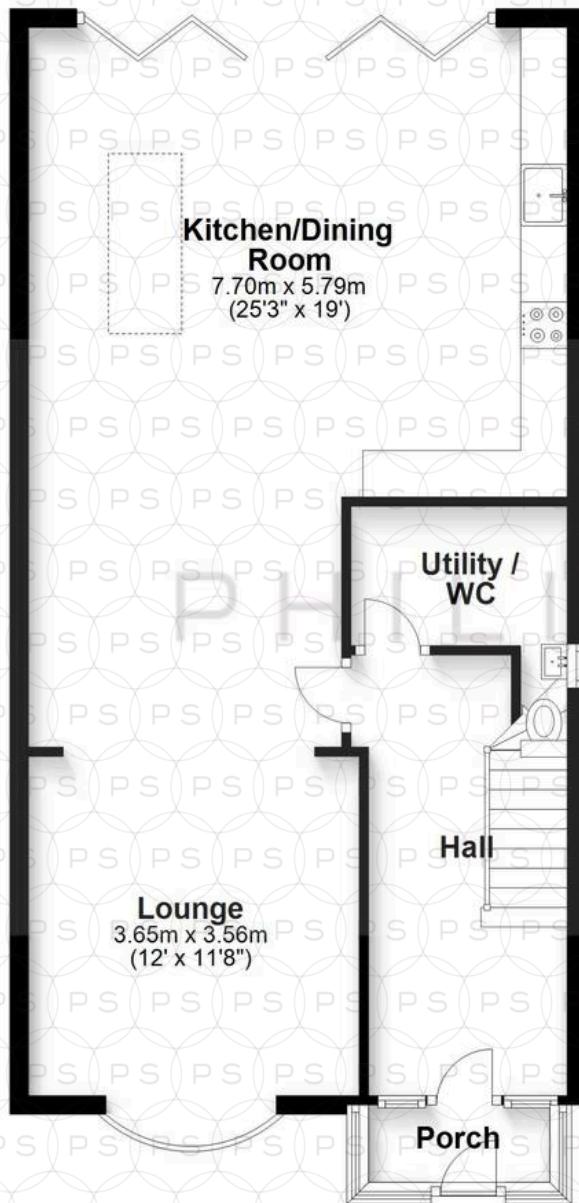
This fabulously renovated 3-bedroom detached house offers a stunning open-plan kitchen and breakfast room that seamlessly flows into the living room, which features a charming bay window. The modern kitchen boasts stylish shaker units, an integrated Miele dishwasher, and a Neff oven, along with bifold doors leading to the garden and a beautiful roof light flowing in natural light over the family dining area. The ground floor is finished with elegant hardwood herringbone flooring and includes a spacious utility room / WC with space for both a washing machine and tumble dryer. The wide hallway adds to the sense of space and is fitted with beautifully crafted modern panelling.

The principal bedroom is equipped with fitted wardrobes, as is the second bedroom. A contemporary family bathroom serves the household. The property also features a versatile garden office / gym with floor-to-ceiling windows, which can double as an additional bedroom. The kitchen opens onto a raised patio, with steps leading down to a low-maintenance garden with sleeper-bordered synthetic lawn. An additional patio area is located at the rear comfortably nestled under a feature tree. There is also a convenient walk-through storage area to the side of the house, perfect for bikes and water sports equipment. Off-street parking is available for two cars. The property has planning permission for a loft conversion, which will offer views from the top floor over Poole Harbour. The vendor is already suited.



Ground Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



Kitchen/Dining Room

7.70m x 5.79m
(25'3" x 19')

Lounge
3.65m x 3.56m
(12' x 11'8")

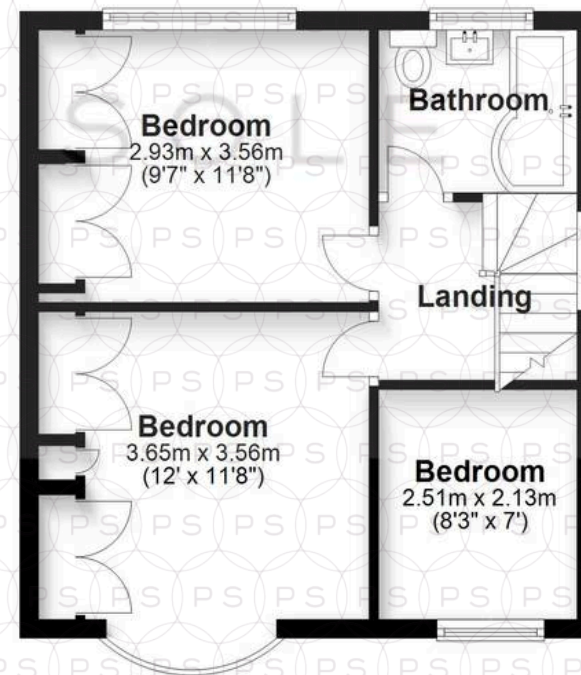
Utility /
WC

Hall

Porch

First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Bedroom
2.93m x 3.56m
(9'7" x 11'8")

Bathroom

Landing

Bedroom
3.65m x 3.56m
(12' x 11'8")

Bedroom
2.51m x 2.13m
(8'3" x 7')

Total area: approx. 108.2 sq. metres (1164.2 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 (Tel: 01202 556006)

Plan produced using PlanUp.



Philippa Sole

Philippa Sole, 3A Springfield Road - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.