

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



98 Labrador Drive

Poole, BH15 1UY

£425,000 Freehold



- Front Line Location on Baiter Park
- Large Balcony
- Large Conservatory
- One Family Bathroom
- Driveway Parking & Allocated Space
- Stunning Panoramic Waterfront Views
- 2 Double Bedrooms
- Courtyard Garden
- EPC C & Council Tax Band C
- No Onward Chain

A delightful and spacious two bedroom town house set over two floors, offering spectacular views from Sandbanks to Poole Quayside and just a few hundred yards from Poole Harbour and Poole Town Centre. The property is well presented inside with a kitchen/breakfast room, generously sized living room and conservatory with two parking spaces.



Front Porch 4'0" x 4'0" (1.24 x 1.24)

The property is entered from the front via a triple aspect UPVC part frost glazed porch. An inner frosted glazed UPVC door leads through into the lounge which offers views over Baiter Park.

Living Room 11'8" x 15'0" (3.57 x 4.58)

A light and spacious living room with a feature fireplace, dado rail and stairs to the first floor. Double glazed window to the front with views over Baiter Park. Stairs to the first floor. Carpet flooring and triple arm chrome ceiling light. Radiator. Door to the kitchen/diner.

Kitchen 11'8" x 8'11" (3.57 x 2.74)

Fitted with a white kitchen range of wall & base units with white worktops and a built-in breakfast bar. Grey tiled flooring and a range of appliances including a gas hob, electric oven with extractor hood, Space for a fridge/freezer & washer dryer. 11'2 bowl stainless steel sink with chrome mixer tap sits below the rear aspect window overlooking the conservatory. Inset spot lights, Radiator. Sliding patio doors lead into the conservatory.

Conservatory 9'4" x 15'0" (2.86 x 4.58)

A sliding door leads through into the triple aspect UPVC conservatory which is currently used as a dining room with doors out to the courtyard garden. Wood laminate flooring. Radiator. Ceiling mounted electric fan.

Landing

Stairs from the lounge. Doors to all first floor rooms. Loft Access. Fixed ceiling light.

Bedroom 1 9'10" x 8'10" (3.02 x 2.70)

The rear aspect master bedroom features triple built in wardrobes, and double glazed window with radiator below. Carpet laid. Fixed ceiling light and wall lights with dual dimmer switch controls.

Balcony

A superb front line first floor balcony which provides

stunning views over Baiter Park and Poole Harbour. A fitted electrically operated sunblind

Bedroom 2 11'8" x 9'1" (3.57 x 2.78)

Bedroom 2 has sliding doors leading out to the balcony at the front of the property with stunning panoramic views of Poole Harbour & Brownsea Island. Wood laminate flooring. Fixed ceiling light and electric ceiling mounted fan with dual dimmer switch controls.

Bathroom 7'11" x 4'7" (2.43 x 1.40)

A fully tiled 3 piece suite comprising a bath with shower over, Pedestal sink & WC. Built-in airing cupboard and additional boiler cupboard housing an Ideal boiler. Radiator.

Outside

Driveway parking for a small car and a further allocated parking space to the rear of the property.

The rear garden is fully paved with rear gate access leading to the additional allocated parking space. A decorative palm tree features alongside the fence.

Tenure

Freehold

Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

EPC Rating C

Council Tax Band C - £1911 (2024)

Environment Agency Flood Risk : very low risk of surface water flooding

very low risk of flooding from rivers and the sea

Broadband :

Standard 14 Mbps 1 Mbps Good

Superfast 79 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 220 Mbps





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapogen 12024



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

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



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