

01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

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**39 Doulton Gardens**

**Poole, BH14 8RG**

**£549,950 Freehold**



- **Semi-Detached House**
- **Three Bathrooms**
- **Whitecliff Location**
- **Off-Road Parking**
- **Council Tax Band E**
- **Four Bedrooms**
- **Private Enclosed Garden**
- **Garage**
- **EPC Rating C**
- **NO ONWARD CHAIN**

A well presented & generously proportioned four bedroom semi-detached family home located in a quiet residential area of Whitecliff. Ideally situated close by to Courthill, Baden Powell & St Peter's schools and in close proximity to the nearby shops and amenities of Whitecliff, Ashley Cross and Parkstone railway station.

The accommodation is set across three floors with a fully enclosed rear garden, garage and off road parking for two vehicles. The ground floor features a wc, spacious lounge/diner with french doors leading into rear garden and a separate contemporary fitted kitchen. Upstairs to the first floor are three bedrooms, two double bedrooms one with an en-suite shower room , a further third single bedroom/study and the family bathroom. On the top floor is a generously sized master bedroom with en-suite shower room . Offered with NO ONWARD CHAIN.



### Hallway 14'9" x 3'8" (4.51 x 1.13)

A part frosted glazed UPVC front door leads into the hallway, approaching the kitchen, wc and living room/diner. Wood laminate flooring, radiator. Stairs to first floor with an under stairs cupboard and an additional built in storage cupboard. Pendant light fittings.

### Kitchen 12'2" x 8'9" (3.72 x 2.68)

A fully fitted stylish grey kitchen range of wall & base units with stone effect worktops, wood laminated flooring, Ceramic hob, electric oven with extractor hood. Space for a stand tall fridge/freezer, dishwasher & washer dryer. 11'2" bowl stainless steel sink with chrome mixer tap sits below the UPVC front aspect window. Fixed ceiling lights.

### Living Room/Diner 16'5" x 16'3" ( max measurements) (5.01 x 4.96 ( max measurements))

A well proportioned light & versatile living space with french doors leading out to the rear garden. Wood laminate flooring. Radiator and fixed twin ceiling lights.

### WC 6'5" x 3'24'9" (1.97 x .99)

Comprising wc, vanity unit sink with splash back. Radiator, pendant light fitting and wood laminate flooring. Extractor fan.

### First Floor Landing

Stairs from the ground floor approach the first flooring landing area which accesses bedrooms 2, 3 and 4, as well as the family bathroom. Airing cupboard containing the Glow worm boiler. Carpet flooring. Pendant light fitting. Radiator. Further stairs lead up to the second floor and master bedroom.

### Bedroom 2 9'6" x 12'4" (2.91 x 3.77)

Front aspect UPVC. Carpet flooring. Pendent light fitting. Radiator. Leads into the en-suite shower room:-

### Bedroom 2 En-suite 5'10" x 5'1" (1.79 x 1.56)

Corner glazed shower unit with sliding doors. Vanity unit sink with splash back. Wc. Wood laminate flooring. Heated towel radiator. Fixed ceiling light.

### Bedroom 3 13'2" x 9'6" (max measurements) (4.03 x 2.92 (max measurements))

Rear aspect UPVC. A further generous double bedroom. Carpet flooring. Radiator. Pedant light fitting.

### Bedroom 4 12'1" x 9'0" (max measurements) (3.69 x 2.75 (max measurements))

Rear aspect UPVC. Carpet flooring. Radiator. Pendant light fitting.

### Bathroom 6'7" x 6'7" (2.03 x 2.02)

Front aspect UPVC frosted glazed. Partially tiled walls. Vanity unit sink with mixer taps & wc. Panelled bath with glazed side panel and shower over. Mixer taps. Radiator. Wood laminate flooring. Fixed ceiling light.

### Second Floor Landing

Pendant light fitting.

### Bedroom 1 19'8" x 12'9" (max measurements) (6.00 x 3.90 (max measurements))

The second floor presents a light and spacious dual aspect master bedroom. Front aspect UPVC dormer window and velux to the rear aspect. Carpet flooring. Radiator. Twin pendent light fittings. Loft hatch. Leads into the en-suite shower room:-

### En-suite 7'1" x 5'5" (2.17 x 1.67)

Double glazed shower with sliding doors. Vanity unit sink with splash back, wc, radiator and wood laminate flooring. Fixed ceiling light.

### Outside

A fully enclosed rear garden featuring a established border shrubbery and a tree providing ample shading to the far end of the garden. Largely laid to lawn with a patio area to the rear of the property. Rear gate access leads to the garage and further off road parking for 2 vehicles.

### Garage

A single garage with an up and over door & further off-road parking for two vehicles.

### Tenure

Freehold

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

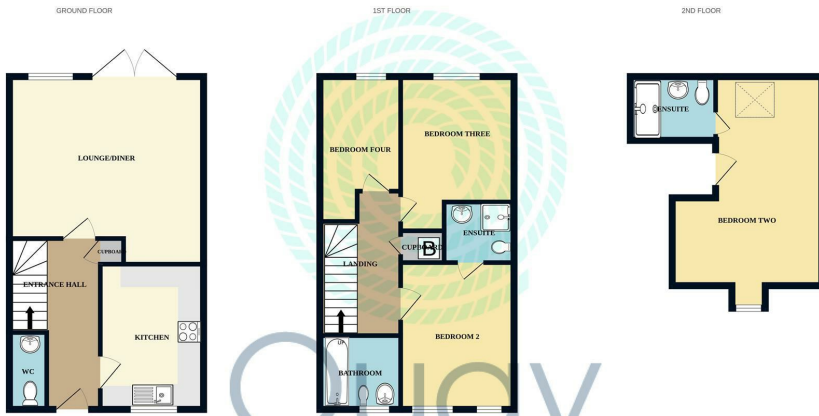
Environment agency Flood Risk : very low risk of surface water flooding  
very low risk of flooding from rivers and the sea

Broadband : Standard 16 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps

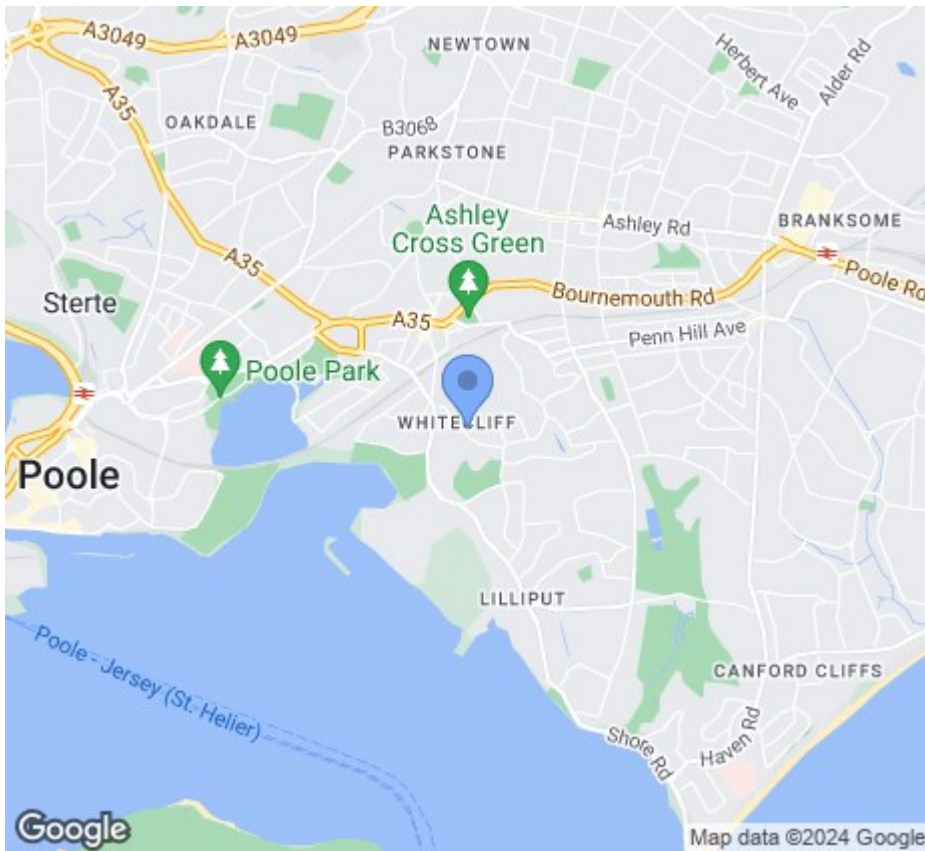
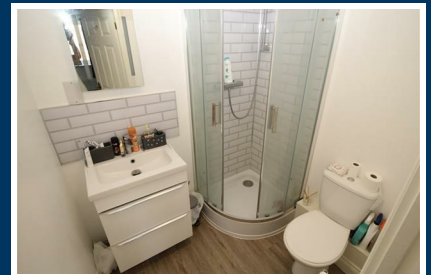
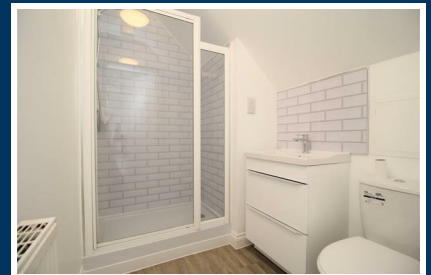
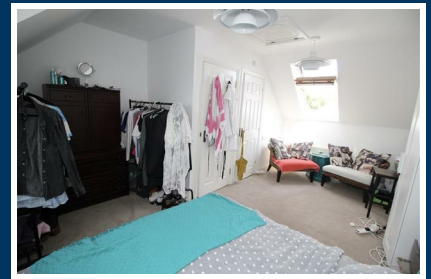
EPC Rating C

Council Tax Band E





Measurements are approximate. Not to scale. Illustrative purposes only. Maximum lengths only.



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		75	84
		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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