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Poole, Dorset, BH15 1EG

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56 Woodlands Avenue

Poole, BH15 4EF

£725,000 Freehold



- **Stunning 5 Bedroom Waterfront Detached House**
- **Impressive Rear aspect Living Room/Diner**
- **Master Suite with Dressing Room & En-suite**
- **In Excess of 2000sq ft**
- **Driveway Parking for Multiple Vehicles**
- **Extensive Rear Garden with Direct Waterfront Access**
- **Bedroom 2 En-suite**
- **Two Ground Floor Bath/Shower Rooms**
- **Versatile Ground Floor Living Accomodation**
- **Council Tax Band E & EPC Pending**

Sensational 5 Bedroom Waterfront Detached with Panoramic Frontline Bay Views!

A superbly appointed and extended waterfront home which backs directly onto the Holes Bay with water access. The property has in excess of 2000 sq ft of accommodation which includes a magnificent galleried landing to the first floor approaching two most generously sized en-suite bedroom suites, the Master with dressing room and a separate WC and balcony.

The ground floor delivers an impressive sitting room over looking the rear garden with water views approached via both the hallway and the galley styled kitchen.

A further three double bedrooms and two further bath/shower rooms are located to the front of the property.

The rear garden approaches the water front with gated access towards a jetty at the back of the property. The rear garden is in excess of 75ft, well tendered & featuring a garden pond and summerhouse/workshop, with dual access to the front of the property with driveway parking for multiple vehicles.

EPC Rating Pending



Hallway 52'9" x 12'1" (16.08 x 3.69)

An extensive hallway featuring an L-shaped staircase leading to the first floor. Part panel glazed wooden front door to the side aspect. Side aspect port hole style frosted glazed window. Storage cupboard. Radiator. Recessed spotlighting & carpet flooring. Doors to principle rooms and ground floor living accommodation.

Living room / Diner 19'10" x 18'6" (6.06 x 5.66)

An impressive well proportioned living room diner steps up into the kitchen and hallway. Fantastic garden and water views are achieved via dual UPVC patio doors, leading out onto the rear garden decking area. Feature log burner. Carpet flooring, dual radiators and recessed spot lighting.

Kitchen 15'7" x 7'3" (4.75 x 2.23)

Spacious side aspect kitchen with part glazed UPVC rear door and window, and leading into the living room diner via a folding wooden glazed door. A galley style comprehensive range of wall cupboard and base units with contrasting work surfaces and tiled splashback. Comprehensive Range oven and extractor hood. Built-in 1/12 bowl stainless steel sink with macerator and filtered water tap & mixer taps. Space for an under counter fridge/freezer. Wood laminate flooring. Recessed spot lights. Leads into the utility room and hallway:-

Utility Room 8'3" x 5'1" (2.53 x 1.57)

Sky light Velux window, wall mounted Baxi Combi Boiler. Wall cupboard and base units with contrasting work surfaces and tiled splashback. Built-in stainless steel sink & drainer with mixer taps. Plumbing for dishwasher & washing machine.

WC 8'0" x 3'2" (2.45 x 0.99)

Side aspect frosted UPVC. Low level w/c with pedestal sink. Lino flooring. Radiator,

Bedroom 3 10'8" x 12'3" (3.27 x 3.74)

Front aspect UPVC into bay window. Ground floor bedroom. Carpet flooring. Radiator. Fixed ceiling light.

Bedroom 4 12'3" x 11'0" (3.74 x 3.37)

Front aspect UPVC ground floor bedroom into Bay window. Carpet flooring, fixed ceiling light. Radiator.

Bedroom 5 12'6" x 8'0" (3.82 x 2.45)

Side aspect UPVC twin frosted glazed port hole styled windows. Ground floor bedroom. Carpet flooring. Radiator. Fixed ceiling light.

Bathroom 7'11" x 10'1" (2.42 x 3.09)

A comprehensive bathroom suite with skylight velux window. Panelled jacuzzi double ended bath, with a separate corner shower. Low level w/c, built-in vanity unit sink, partially tiled walls and tiled floor. Recessed spot lights. Heated towel radiator.

Shower Room 7'6" x 4'11" (2.31 x 1.52)

Side aspect frosted glazed window. Shower cubicle, pedestal sink, low level w/c, radiator. Fully tiled walls & flooring. Recessed spot lighting.

Landing 10'4" x 7'10" (3.16 x 2.41)

A beautifully light and spacious galleried landing area with velux window. Leads into the first floor bedroom suites either side. Carpet flooring, radiator and recessed spot lighting.

Bedroom 2 14'2" x 17'8" (4.32 x 5.40)

Front aspect UPVC. An impressively sized en-suite bedroom two. Carpet flooring, recessed spot lighting, radiator. Eaves storage.

En-suite 6'7" x 5'3" (2.03 x 1.61)

Feature built-in shower with a Velux window. Low level w/c & pedestal sink. Radiator & recessed spot lighting. Tiled floor.

Bedroom 1 20'0" x 14'2" (6.10 x 4.34)

A sensational Master suite via French doors leads onto an extensive balcony area enjoying panoramic waterfront views over Holes Bay. Further Velux windows. To the far side of the room is an open plan bathroom area featuring a standalone contemporary styled bath, a corner shower and featured vanity unit wash basin. Part carpet flooring with the bathing corner laid with tiled flooring. Radiator. Recessed spot lighting.

Dressing Room 10'11" x 9'2" (3.34 x 2.80)

Approaching via the landing is generously sized dressing room with Velux window, and built-in double wardrobes. Carpet flooring. Recessed spot lighting, radiator. Leads into the separate w/c & the Master bedroom. Access to eaves storage.

W/c 7'8" x 3'2" (2.36 x 0.97)

Velux window, low level w/c, pedestal sink.

Outside

A well stocked and established attractive rear garden, largely laid to lawn, featuring decked areas to both ends with gated water front access which leads directly to a jetty. A wooden summer house/workshop and a built in garden pond are further features of this delightful rear garden. Access to the front of the property where parking accommodates multiple vehicles on the brick paved front parking area, with the front and rear doors to the property on either sides.

Tenure

Freehold

EPC Rating Pending *

Council Tax Band E

Material: Standard Brick Construction

Broadband: Standard 5 Mbps 0.6 Mbps Good

Superfast 67 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 100 Mbps

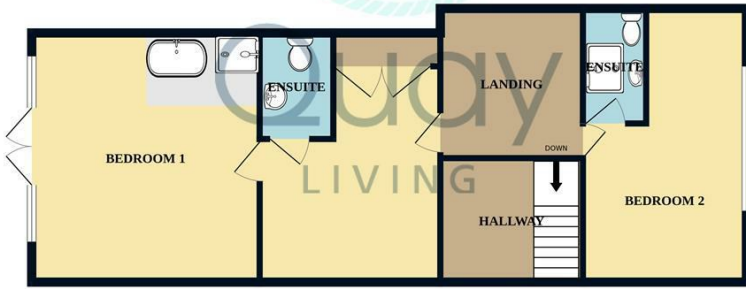
Environment Agency Flood Risk: very low risk of surface water flooding
very low risk of flooding from rivers and the sea



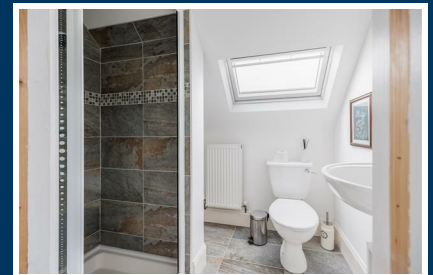
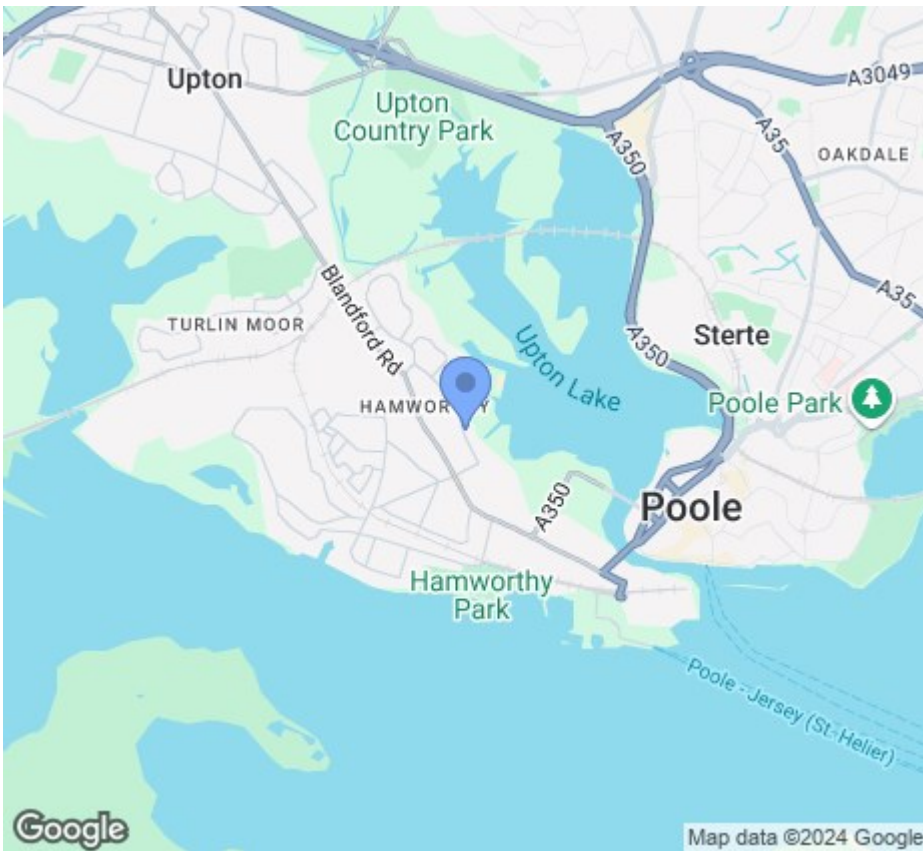
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



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		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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