

01202 683444

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

www.quayliving.co.uk



102 Labrador Drive

Poole, BH15 1UY

£499,950 Freehold



- Front Line Location on Baiter Park
- First Floor Living Accommodation / Balcony
- Courtyard Garden
- Spacious Open plan Living Room / Diner
- EPC C & Council Tax Band D
- Stunning Panoramic Waterfront Views
- 2 Double Bedrooms / 3rd Room
- 2 Allocated Parking Spaces
- Shower Room to Both Levels
- No Onward Chain

A delightful and spacious two bedroom (plus a box room) 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 & out, leading into the ground floor bedrooms from the hallway. The ground floor Master bedroom is light & spacious with the full height front windows providing sea front views. Bedroom two and the additional ground floor box room both lead into the west facing rear garden courtyard, enjoying the morning sunshine.

The First floor has been reconfigured in a topsy turvy style to maximize on the enjoyment on the stunning front line water views. This generously sized open plan living room diner leads onto the water front balcony, with the kitchen area and first floor shower room to the rear aspect.

The front garden is attractively landscaped approaching the front door with a secluded rear decked courtyard providing gated access to the two parking spaces.



Hallway 22'1" x 6'3" max (6.74 x 1.93 max)

Full height windows with sea views to the front aspect. Built-in Storage cupboard. Wood laminate flooring. Radiator. Pendant light fitting.

Bedroom 1 13'10" x 8'9" (4.24 x 2.67)

A light and spacious front aspect master bedroom with full height UPVC windows and water front views. Wood laminate flooring. Radiator

Bedroom 2 10'7" x 7'1" (3.24 x 2.18)

Rear aspect UPVC. Built- in wardrobe and boiler cupboard housing the Glow worm Combi boiler. French doors lead into the rear garden courtyard. Pendant lightyht.

Study 8'0" x 7'10" (2.46 x 2.41)

Rear aspect UPVC French doors also lead onto the rear garden area. Wood laminate flooring. Radiator. Pendant light fitting.

Shower Room 6'11" x 2'9" (2.12 x 0.84)

Under stairs shower room with wc, wall mounted sink and a glazed single shower. Radiator. Tiled floor. Fixed ceiling light.

Living Room/Diner 24'2" x 15'4" (7.39 x 4.69)

A superbly presented light & spacious L shaped open plan living space approaches the sun balcony to the front, with the kitchen area and shower room to the rear. Fully glazed to the front aspect with full height windows and sliding patio doors onto the balcony provide the benefits of the front line position and views, further enjoyed from the frontal dining area.

Balcony 10'3" x 4'11" (3.13 x 1.52)

South facing fully glazed tiled sun terrace over looking the most magnificent of panoramic water views toward Brownsea Island, Sandbanks and beyond.

Shower Room 6'3" x 5'3" (1.92 x 1.61)

Rear aspect UPVC frosted glazed. Folding doors into the first floor shower room with space and plumbing for a washing machine. Glazed shower cubicle, wall mounted WC and sink. Wood laminate flooring. 'Slimboy' stainless steel radiator. Fixed ceiling light.

Kitchen 11'5" x 8'9" (3.48 x 2.67)

A well-appointed kitchen situated within the spacious open-plan lounge diner. Smart range of stylish stainless steel fitted

wall cupboards, base units and drawers with contrasting black granite worksurfaces with inset twin-bowl sink and drainer. Neff Integrated microwave, electric cooker with gas hob over and stainless-steel extractor hood. Twin Miele Integrated fridge/freezer. Fitted dishwasher. Tiled splashback and high gloss tiled flooring with recessed ceiling spotlights. Rear aspect UPVC over looking the rear garden courtyard.

Tenure

Freehold

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

EPC Rating C

Council Tax Band D - £2050.38 (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

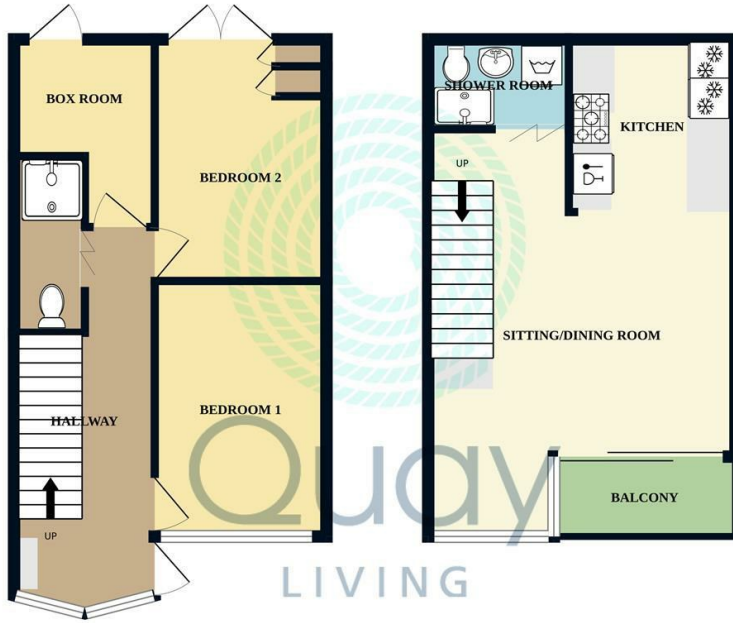
Ultrafast 1000 Mbps 220 Mbps

Outside

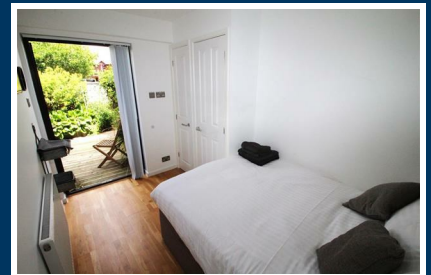
A charming landscaped front garden area approaches the front door. The rear garden courtyard is walled with brick built raised beds and established shrubbery providing privacy and screening featuring an arched gateway providing access to the two allocated parking spaces.



GROUND FLOOR & FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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		77	
		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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