



5 Worthington Crescent, Whitecliff, Poole BH14 8BW

Occupying an idyllic location nestled into the corner at the end of a cul-de-sac within Whitecliff lies this wonderful three (originally four) bedroom detached family bungalow. The property is situated on a generous size plot and the impressive, extensive landscaped rear garden is a particular feature. Whitecliff Harbourside Park and Ashley Cross are close by and the bungalow falls in to the ever-popular Lilliput and Baden Powell school catchments.

EPC: 72 Council Tax Band: E Price: £795,000 Freehold







Key Features

- GENEROUS SIZE DETACHED BUNGALOW
- PORCH & LARGE ENTRANCE HALLWAY
- 25ft APPROX. LOUNGE/DINING ROOM
- QUALITY CONSTRUCTED CONSERVATORY
- 19FT APPROX. KITCHEN/BREAKFAST ROOM
- SPACIOUS UTILITY ROOM & CLOAKROOM
- THREE BEDROOMS, EN-SUITES & WALK-IN WARDROBES TO BEDS ONE & TWO
- FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- FANTASTIC & BEAUTIFULLY PRESENTED LANDSCAPED REAR GARDEN
- GATED DRIVEWAY PROVIDING OFF ROAD PARKING

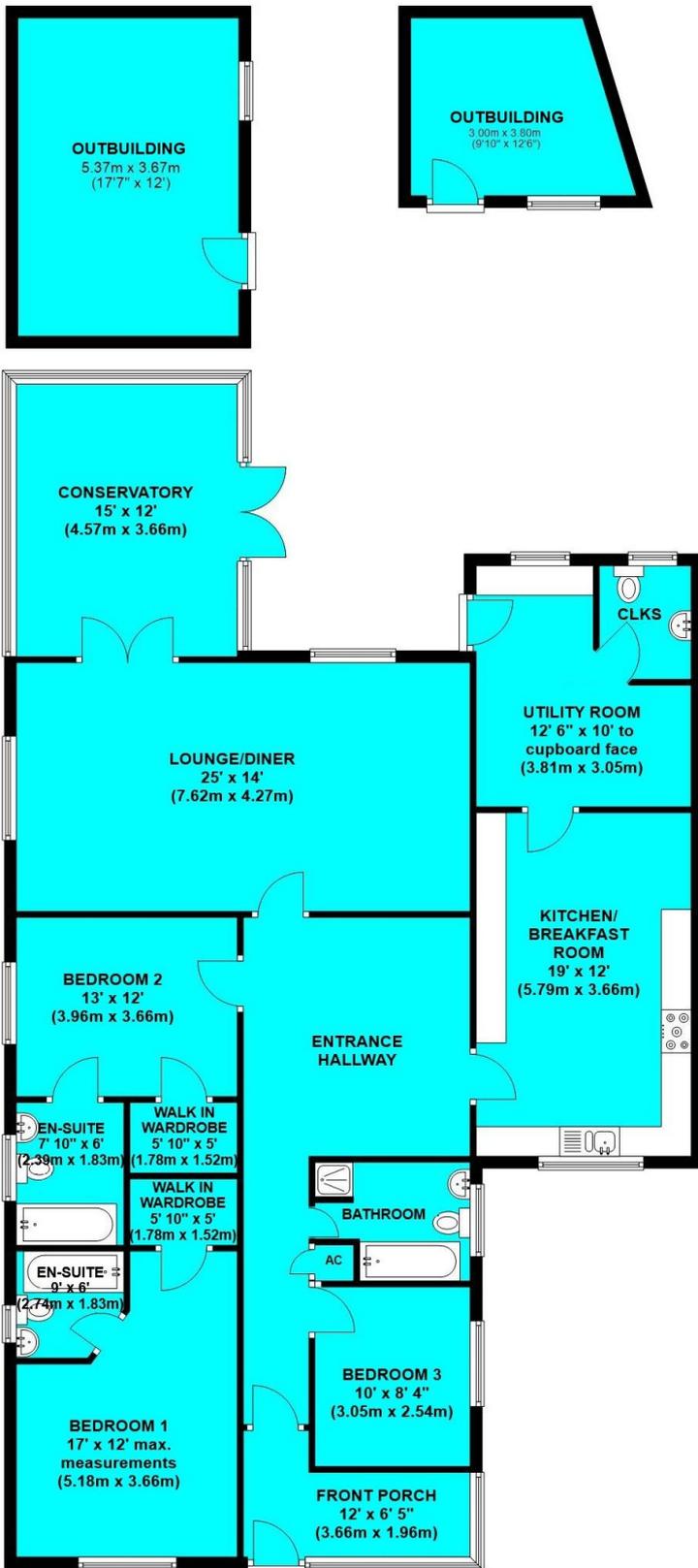
The Property

Initially you are greeted by a large porch, which then leads in to the spacious entrance hallway. A staircase provides access to the boarded loft room with power and light and there is the potential here to convert this subject to the usual consents. Doors lead off to all principal rooms with a roomy, light, bright and airy dual aspect lounge/dining room located to the rear. This leads in to a quality constructed conservatory with a brick built base overlooking and leading out to the delightful manicured garden. The kitchen/breakfast room overlooks the front garden area and offers great space and natural light with ample storage units. This leads to a sizeable utility room, ground floor cloakroom and the garden can be accessed from here. The bungalow was originally a four bedroom and now currently comprises three bedrooms with en-suite bathrooms and

walk-in-wardrobes to the master and bedroom two. A generous size four-piece suite family bathroom with a separate shower completes the impressive accommodation.

Outside to the front, the property and driveway are enclosed by low level brick walling and it can be accessed via a timber constructed double opening gate or a pedestrian gate. There is ample off-road parking and a pathway with low level fencing down the side of the bungalow leads in to the rear garden. The beautifully presented, landscaped, manicured rear garden is a particular feature with block paved area and patio, two lawned sections and two outbuildings with power and light that could be used for a home office or gym.

Ground Floor
Approx. 198.9 sq. metres (2140.6 sq. feet)



Total area: approx. 198.9 sq. metres (2140.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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