

01202 683444

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

www.quayliving.co.uk



Strand Street, Poole

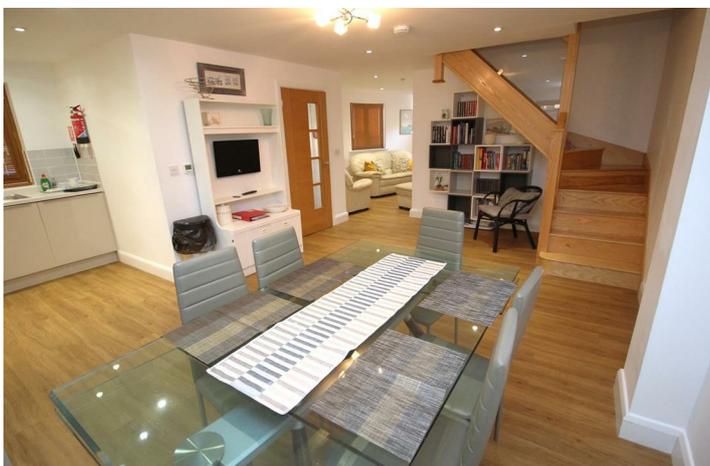
Poole, BH15 1SB

£485,000 Freehold



- Architect-Designed Cottage
- Three Double Bedrooms
- Walled Patio Garden
- Juliet Balconies
- Permit Parking
- Poole Old Town
- Two Bathrooms
- Gas Central Heating
- Double Glazed Throughout
- EPC C

Dennett's House is a delightful, architect-designed cottage nestling in a quiet backwater behind Poole Quay. Built on the site of an historic dairy, this modern, three-bedroom detached home offers open-plan living with well-designed touches and quality fittings throughout. The property has been an extremely popular holiday-letting investment over the years and the property can be bought fully furnished. Early viewing is recommended.



HALLWAY

Entering through a substantial timber front door with vision panel, the hallway is equipped with recessed spotlighting and timber flooring. Double doors access the meter cupboard, and a further door serves the cloakroom. A part-glazed inner door opens into the open-plan living area.

CLOAKROOM

Ground floor cloakroom with white ceramic push-button WC, wash hand basin and mirror over. Recessed spotlighting.

SITTING ROOM 14'5" x 9'2" (4.4m x 2.8m)

Part of the open-plan ground floor with inset spotlighting, timber flooring and underfloor heating. South-facing glazed double doors open out to the courtyard garden and a further east-facing double window with internal blinds overlooks the street. TV and satellite points.

DINING AREA 19'0" x 18'8" (5.8m x 5.7m)

A generously-proportioned central area with inset ceiling spots, additional chrome pendant light fitting and a rear, high-level window. Underfloor heating and timber flooring throughout. Open staircase with solid timber balustrading and glazed infill panels. TV point.

KITCHEN 11'5" x 7'2" (3.5m x 2.2m)

A sleek modern kitchen with a high-quality range of cream, flat-faced high-gloss wall cupboard and base units. Fitted electric oven with hob and stainless steel extractor over. Full-height integrated fridge/freezer and 12-place dishwasher beneath cream work surfaces with an inset stainless steel sink with chrome mixer taps and grey tiled splashbacks. Recessed downlighters.

BEDROOM ONE 15'8" x 9'2" (4.8m x 2.8m)

A charming east-facing double bedroom with four high-level windows with built-in blinds and glazed double French doors to a Juliet balcony flooded with morning sun. Inset spotlights, radiator, TV point, fitted wardrobe. Door to en-suite.

EN-SUITE

Luxuriously finished with full-height marbled high-gloss tiles, a chrome-framed glazed shower cubicle with chrome riser rail, push-button WC and wall-mounted wash hand basin with internally illuminated mirror. Chrome ladder rack towel rail.

BEDROOM TWO 14'5" x 9'2" (4.4m x 2.8m)

Another charming double-bedroom with discreet high-level windows and glazed French doors with internal blinds to a further south-facing Juliet balcony overlooking the patio garden. Cream carpets, recessed spotlights, TV and electrical points.

BEDROOM THREE 10'2" x 9'6" (3.1m x 2.9m)

A third double bedroom to the rear of the property with a west-facing side window, recessed ceiling lights, cream carpets and ample space for a king-sized double bed.

BATHROOM

A luxuriously-fitted house bathroom with a white three-piece suite comprising a bath with thermostatic shower and riser rail over, a glazed shower screen, half-height marble-effect wall tiling, a wall-mounted wash hand basin with built-in vanity unit and internally illuminated mirror over, push-button WC. Chrome ladder rack towel rail.

EXTERIOR

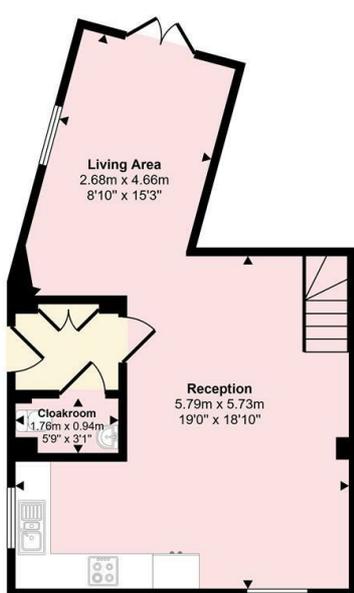
Accessed through double French doors from the sitting room or via a secure garden gate from the street, this pretty courtyard is walled and paved in stone and brick reclaimed from the old dairy which formerly occupied the site. With space for garden furniture, it offers the perfect spot for al-fresco dining and enjoying the summer sunshine.

BROADBAND & PHONE COVERAGE

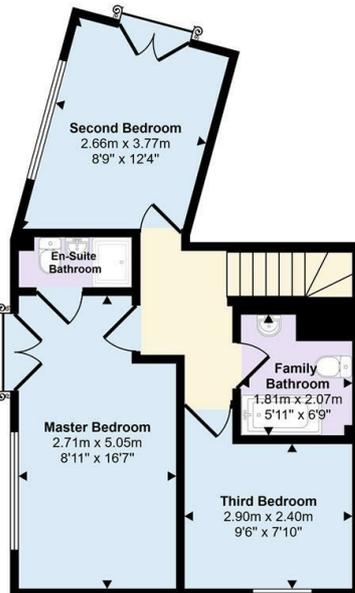
Phone Coverage: Vodafone 82% Three 79% EE 77% O2 69%
Broadband Speed: Standard 1mbps Superfast 20mbps



Approx Gross Internal Area
86 sq m / 931 sq ft

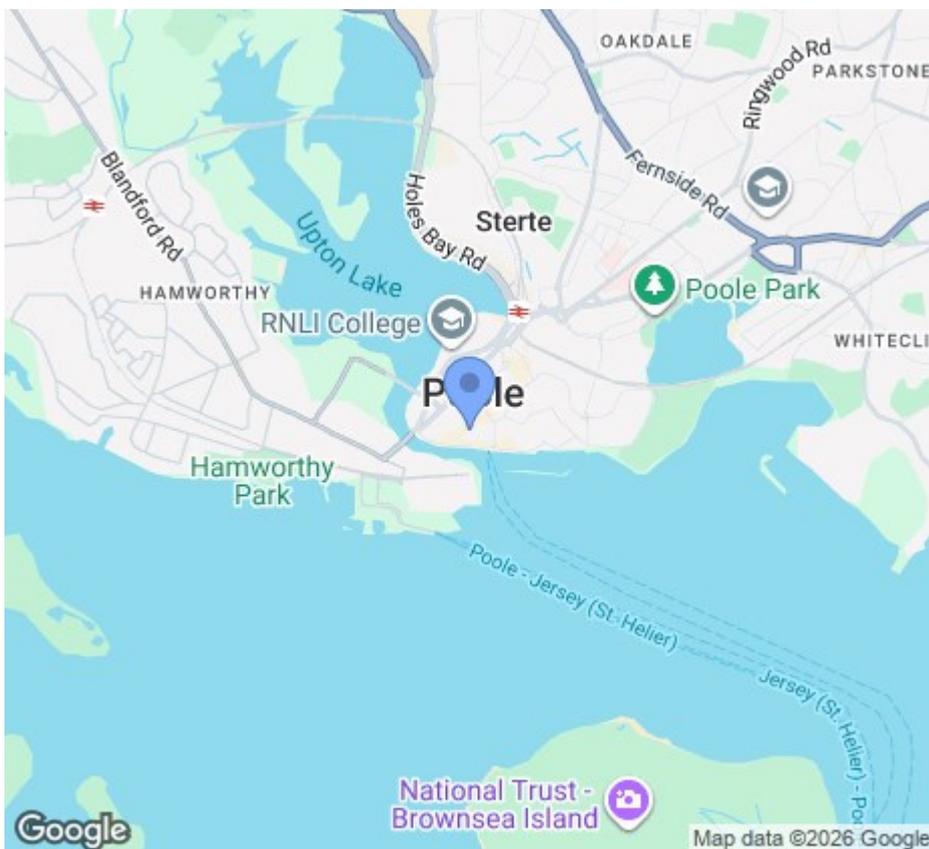


Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	91

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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