PS

21 Doulton Gardens, Poole, Whitecliff, Poole, BH14 8RG

£439,950

21 Doulton Gardens

Offered with **NO FORWARD CHAIN**, this three bedroom end of terrace home occupies a sought after position in Whitecliff, approximately 0.27 miles on foot from Whitecliff Recreation Ground and access towards Poole Harbour. Inside, a 24' open plan living environment is centred around a modern kitchen with island, while outside, the landscaped garden, driveway and attached garage add valuable practicality. Local shops, a bus stop and well regarded schooling are also conveniently close, making this a well positioned home for family life.

- Three bedroom end of terrace home
- 24' open plan kitchen, dining and living space
- Modern kitchen with central island and breakfast bar
- Two double bedrooms with fitted wardrobes
- Sought after Whitecliff location
- No forward chain
- Landscaped rear garden with sun patio
- Attached garage with direct access to the rear garden
- Driveway providing off road parking
- Approximately 0.27 miles on foot to Whitecliff Recreation Ground
- Internal area of approximately 902 sq. ft.
- Council Tax Band D: £2,399.99 per annum
- EPC Rating: C

ABOUT THE PROPERTY

You enter directly into the hall, which is open to the principal living accommodation and immediately establishes the easy flow of the ground floor. A large cupboard beneath the stairs provides particularly useful storage for coats, shoes and everyday household items.

The 24' open plan kitchen, dining and living area forms the heart of the house, bringing cooking, dining and relaxation together within one sociable space. The modern “Magnet “ kitchen is arranged around a central island and breakfast bar, creating additional preparation space and informal seating while maintaining a natural connection with the dining and sitting areas. Integrated appliances include a recently fitted fridge freezer. A downstairs cloakroom completes the ground floor accommodation.

Upstairs are three bedrooms and the family bathroom. Bedrooms one and two are both doubles with fitted wardrobes, while the third bedroom provides a single bedroom with the flexibility to work equally well as a nursery or home office. The property benefits from UPVC double glazing and a gas boiler which is approximately six years old. Agents Note - *The photographs with furniture are AI-generated and should not be relied on*

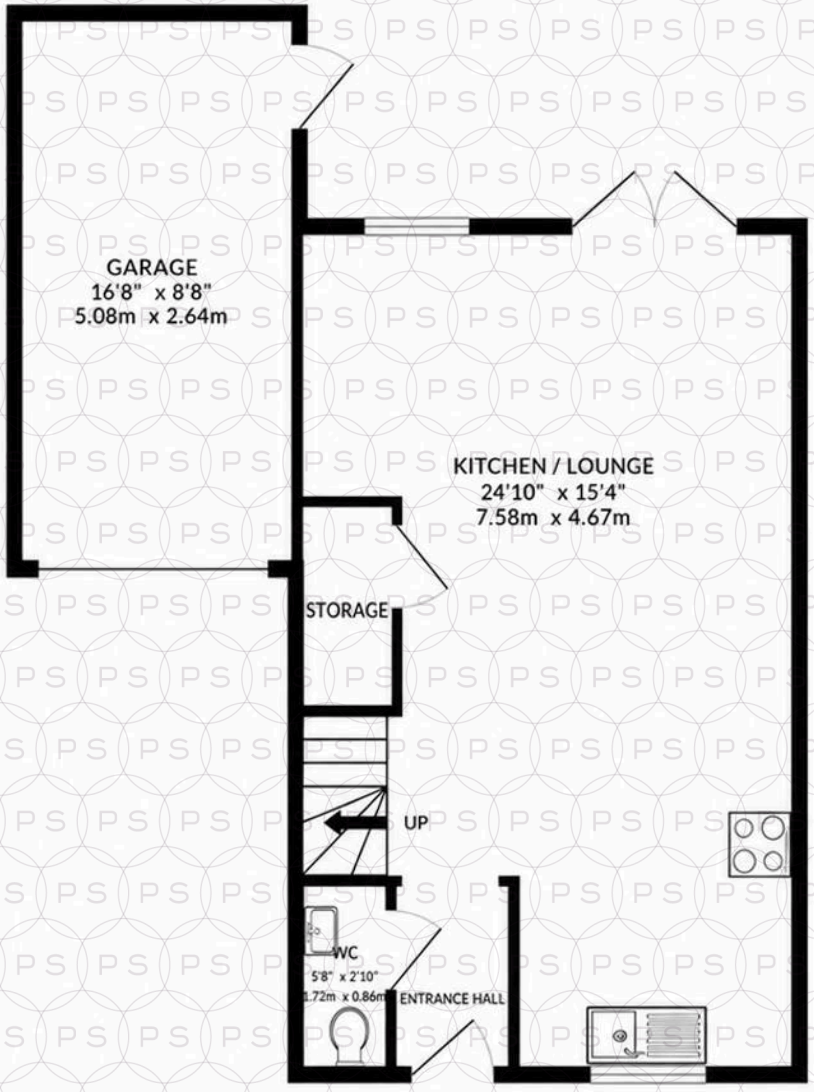
OUTSIDE

The landscaped rear garden is arranged across different areas, with a sun patio providing space for outdoor dining and seating, a distinctive circular lawn and stepping stones leading towards the upper tier. The driveway provides off road parking and leads to the attached garage, which also has direct access into the rear garden.

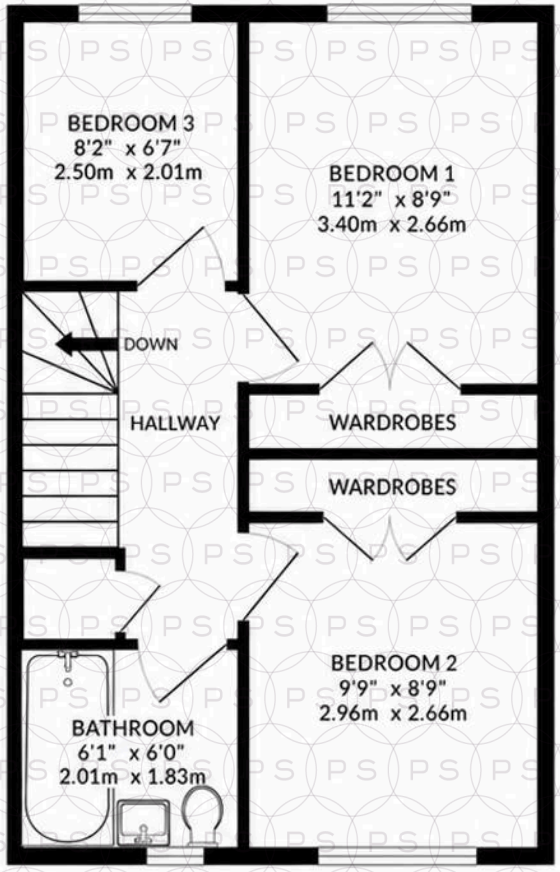
LOCATION

Doulton Gardens is convenient for everyday amenities, with a bus stop and local shops at the end of the road, including a convenience store, butcher and hardware store. Whitecliff Recreation Ground is approximately 0.27 miles away on foot, providing access towards Poole Harbour, while Lilliput Village is also within easy reach.

GROUND FLOOR
525 SQ FT (48.8 SQ M)



1ST FLOOR
377 SQ FT (35.0 SQ M)



TOTAL FLOOR AREA : 902 SQ FT (83.8 SQ M)

(EQUAL TO THE TOTAL APPROXIMATE GROSS INTERNAL FLOOR AREA)

Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.