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

www.quayliving.co.uk



Stabler Way, Poole

Poole, BH15 4FJ

£270,000 Freehold



- MODERN FREEHOLD COACH HOUSE
- TWO BATHROOMS
- DEDICATED COVERED PARKING
- PERFECT LOCK-AND-LEAVE
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING
- GAS CENTRAL HEATING
- EPC B

There's something rather appealing about a coach house. Your own front door, nobody living above you and all your accommodation arranged across one bright and airy floor. Add in two double bedrooms, two bathrooms and covered parking and this one ticks all the boxes!

Tucked away in a quiet cul-de-sac within the modern Carters Quay development, the location is a bit of a winner too. Wander one way and you'll soon find yourself at Hamworthy Park, with its sandy beach, harbour views and glorious open space. Head the other and Poole Quay and the Old Town are within easy walking distance, putting restaurants, pubs, shops and the waterfront practically on the doorstep.

Step through your own private entrance and upstairs you go, where three west-facing windows immediately set the tone – this is a home with plenty of natural light.

The main event is the open-plan kitchen / dining / sitting room. Double-aspect and generously proportioned, it's a lovely sociable space with a Juliet balcony bringing in even more light. There's plenty of room to cook, eat, flop on the sofa or have friends over without everyone disappearing off into separate rooms.

The kitchen is smart and contemporary, finished in grey and white with a good run of cupboards and integrated appliances including oven, gas hob, fridge/freezer, washer-dryer and dishwasher. In other words, move in, unpack and put the kettle on.



General

This charming, modern freehold coach house is superbly situated in a convenient but quiet cul-de-sac location. External walls are brick and render with feature plank-cladding panels beneath a pitched, tiled roof. Internally, the property benefits from a generous number of double-glazed windows making for bright and airy accommodation. There is a hard-wired smoke detection system installed. The property is luxuriously carpeted throughout. The comprehensive range of modern furnishings may be available by separate negotiation. An annual rent charge of approximately £400 is payable towards the upkeep of the communal landscaped areas.

Entrance Hall 20'3" x 3'9" (6.18 x 1.16)

This individual coach house boasts its own private front door, with an entrance vestibule giving access to stairs rising to the first floor. The hallway landing offers great natural light via three west-facing windows. Attractive flat-faced timber doors to principal rooms are accessed off. Airing cupboard, radiator, pendant lighting, wall thermostat. Loft access hatch.

Sitting Room/Kitchen/Diner 14'11" x 17'1" max (4.57 x 5.22 max)

With its attractive, double-aspect layout, the reception room offers great natural light from its double-width glazing and Juliet balcony and its west-facing kitchen window. This attractive room offers spacious living with a carpeted lounge area and a timber-effect laminate-floored kitchen/diner. Recessed spotlighting is fitted throughout and a smart, modern range of kitchen wall cupboard and base units in timber-effect grey and white completes the look. Fitted electric oven, gas hob with extractor over, and full-height fridge/freezer. Fitted washer-dryer and 12-place dishwasher.

Bedroom One 13'0" max x 9'8" (3.98 max x 2.95)

Spacious double bedroom with east-facing double-glazed window, double mirror-fronted fitted wardrobe, pendant light fitting, TV point, radiator. Door to;

En-suite 6'9" x 5'3" (2.06 x 1.61)

Attractively finished with obscure-glazed window to front, walk-in chrome-and-glazed corner shower with thermostatic mixer, wall mounted basin with chrome mixer tap, low-level WC with concealed cistern. Gloss white wall tiling with contrasting grey floor tiles. Inset spotlighting. Chrome ladder towel rail, shaver socket, full-width vanity mirror.

Bedroom Two 13'1" x 9'6" max (3.99 x 2.92 max)

A bright second double-bedroom with front-facing full-height double-glazed window, radiator, pendant lighting.

Bathroom 7'4" x 6'1" (2.25 x 1.86)

Good-sized family bathroom luxuriously fitted with attractive feature white tiling, a white three-piece suite with shower over bath with glazed shower screen and thermostatic mixture tap. Low-level, push-button, concealed cistern WC. Chrome ladder towel rail, shaver socket, oversized vanity mirror, recessed spotlighting. Contrasting floor tiling.

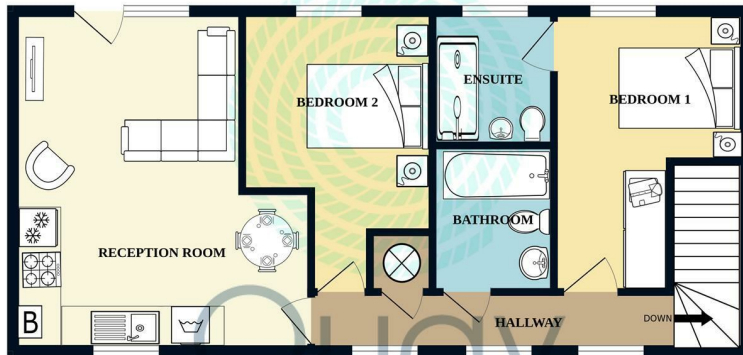
Exterior

The property benefits from a dedicated, covered car parking space tucked beneath the building and a well-proportioned secure storage cupboard.

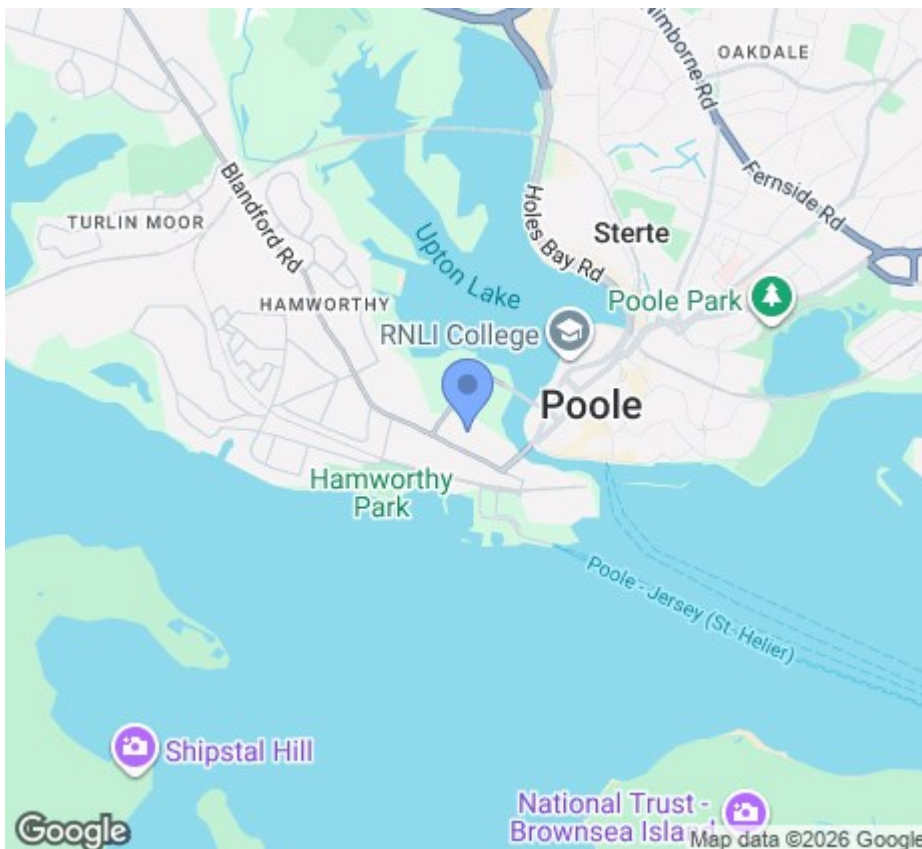
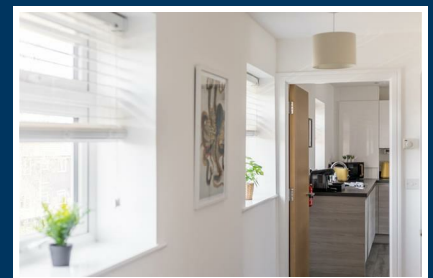
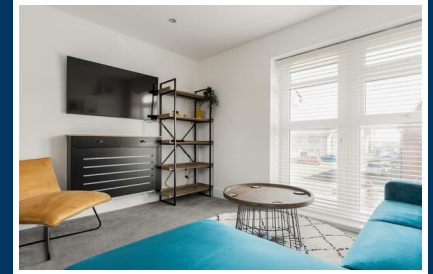
There is a nominal annual contribution paid towards landscaping.



FIRST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



STABLER WAY OACH HOUSE
TOTAL FLOOR AREA: 631 sq.ft. (58.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C2026



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	84	84
	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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