



11 Waldren Close
Baiter Park, Poole, BH15 1XR



A beautifully presented 4 bedroom, 3 bathroom town house overlooking Poole Park lake lying within a short stroll of Baiter Park, Poole Harbour and the Quay.

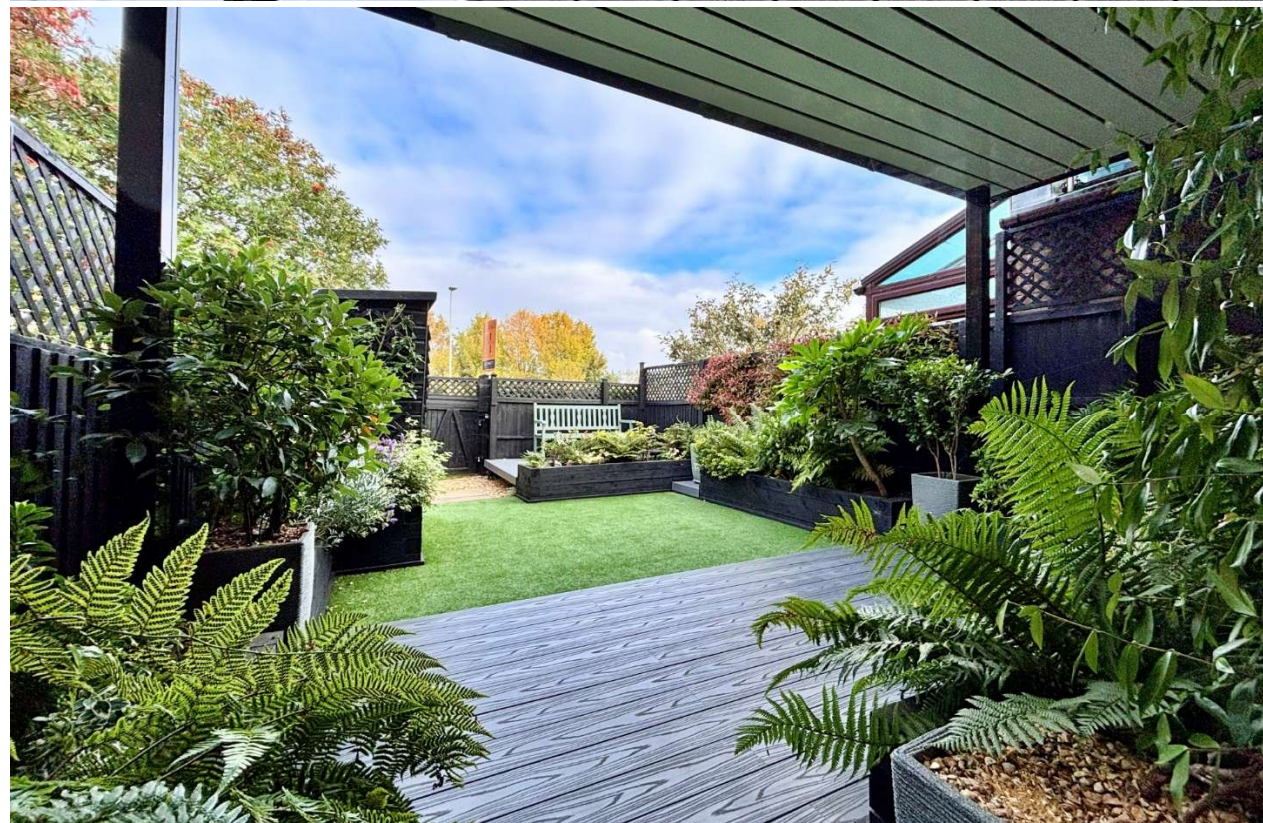
- Fabulous far reaching views
- Presented to a modern, high standard through out
- Newly landscaped, low maintenance garden
- Driveway parking for 2 vehicles
- Scope for independent ground floor living, perfect for a multi-generational family
- 15ft balcony
- UPVC double glazed
- Gas fired central heating
- 4 bedrooms, 2 with en-suite
- Kitchen/dining room separate utility room
- Sitting room with additional balcony

ASKING PRICE:

£500,000 (Freehold)

EPC RATING:

Band - C







Property Description

Set within the highly sought after Baiter Park area, this beautifully presented townhouse offers stylish and flexible living just a short stroll from Poole Park, Poole Harbour, and Poole Quay.

Arranged over three floors, the property is ideal for modern family living and offers excellent versatility for multi-generational households or those seeking a degree of independence on the ground floor.

The welcoming entrance hallway has stairs rising to the first floor. There are two double bedrooms, a shower room, and a useful utility room. This level could easily be configured as a self-contained ground floor suite, perfect for guests, extended family, or older children seeking privacy and independence.

The first floor is designed with sociable living in mind, featuring a spacious and contemporary kitchen/dining room fitted with sleek modern units and integrated appliances. Double doors open onto a generous 15ft balcony, offering wonderful views across Poole Park Lake, a perfect setting for morning coffee or evening entertaining. A separate sitting room provides a bright and relaxing space with access to an additional smaller balcony.

The top floor has two double bedrooms, both with en-suite facilities. The main bedroom benefits from a particularly spacious layout and stylish shower room, whilst bedroom two has an en-suite bathroom.

Outside

To the front of the property there is driveway parking for two vehicles. The rear garden has been beautifully landscaped for low maintenance, featuring composite decking, raised beds, and an artificial lawn, creating an inviting outdoor area to enjoy with minimal upkeep. There is also a timber storage shed and a gate for rear access.

Location

Perfectly positioned for coastal and town living, this home lies within easy walking distance of Poole Park, Poole Harbour, and Poole Quay, offering a host of leisure opportunities, waterside walks, a train station cafés, and restaurants—all right on your doorstep.

Additional Information

Council tax band: E



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Total Area Approx: 138.5 m² ... 1490 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information or to arrange a viewing please contact us;

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