



**Waytown Close, Poole BH17 9WF**

**welcome to**

**Waytown Close, Poole**

Beautifully renovated five-bed home in a quiet cul-de-sac, offering spacious modern living with three receptions, open-plan kitchen/diner, en-suite main bedroom and separate shower room. South-facing garden, double garage and ample parking complete this superb family home.





**Entrance Hall**

**Cloakroom**

**Lounge**

21' 8" max x 11' 11" ( 6.60m max x 3.63m )

**Kitchen Diner**

Irregular Shaped Room 20' x 12' 2" max ( 6.10m x 3.71m)

**Utility Room**

**Leisure Room**

18' 6" x 9' 11" ( 5.64m x 3.02m )

**Bedroom 5**

11' 7" x 10' 6" ( 3.53m x 3.20m )

**Landing**

**Bedroom One**

12' 8" x 15' 9" max ( 3.86m x 4.80m max )

**Ensuite**

**Bedroom Two**

11' 7" x 10' 9" ( 3.53m x 3.28m )

**Bedroom Three**

10' 9" x 10' 1" ( 3.28m x 3.07m )

**Bedroom Four**

11' 4" x 9' ( 3.45m x 2.74m )

**Bathroom**

**Shower**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Waytown Close, Poole

- Quiet cul-de-sac in sought-after West Canford Heath
- Three reception rooms & modern open-plan kitchen/diner
- Five generous bedrooms, including en suite to primary
- Attached double garage & parking for multiple vehicles
- South-facing rear garden & recently renovated interiors

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£600,000**



### directions to this property:

From Poole train station, take Serpentine Road to Wimborne Road/B3093, and at the roundabout, take the 1st exit onto Wimborne Road/B3093. Turn left onto Tatnam Road and then turn right onto Stanley Green Road. Continue straight onto Fleets Lane and at the roundabout, take the 2nd exit onto Waterloo Road/A349 and continue for 0.8 miles until you reach the next roundabout, and then take the exit onto Stinsford Road. Take the first right onto Holnest Road and the first left onto Waytown Close.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110523 - 0008

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