

37 Wedgwood Drive, Whitecliff, Poole, BH14 8ES

£615,000









37 Wedgwood Drive

Occupying a particularly attractive position within this established residential development, this beautifully presented Georgian style end terrace home has been thoughtfully reconfigured to create accommodation better suited to modern family life. The traditional layout has been adapted to introduce a spacious open plan kitchen, dining and family room, a separate utility room and an en suite shower room to the principal bedroom. The property also benefits from a private west facing garden and an appealing outlook towards extensive communal lawns to the front and rear. With a garage and additional communal parking available on a first come, first served basis, its proximity to Poole Harbour further enhances the appeal of this attractive home.

- Georgian style end terrace residence
- Reconfigured accommodation for modern family living
- Spacious open plan kitchen, dining and family room
- Separate lounge overlooking communal gardens
- Private west facing rear garden
- Principal suite with en suite shower room
- Separate utility room and ground floor WC
- Extensive communal lawned gardens
- Garage and additional communal parking subject to availability
- Approximately 300 metres from Poole Harbour as the crow flies
- Internal floor area of approximately 1331 sq.ft.
- Freehold
- EPC Rating: C, communal maintenance approximately £700 per annum



The traditional internal arrangement has been carefully altered to create a more sociable and practical four bedroom, two bathroom family home, while retaining the attractive proportions of its Georgian style architecture.

The principal transformation is at the rear, where the kitchen and dining accommodation has been opened up to create a generous L shaped kitchen, dining and family room. This inviting space accommodates cooking, dining and informal seating, with patio doors connecting directly to the west facing garden.

Internal walls have also been repositioned to create a separate utility room, improving everyday practicality. At the front, a separate lounge with a feature bay window enjoys an attractive outlook across the communal lawns.

Upstairs, the principal bedroom has been enhanced by the addition of a modern en suite shower room and benefits from generous storage. Three further bedrooms share a contemporary family bathroom. A ground floor cloakroom, large airing cupboard and partially boarded loft provide additional convenience.

OUTSIDE

The private west facing garden features a patio and lawn, providing an inviting setting for outdoor dining and afternoon sunshine. The property's position within the development is particularly appealing, with extensive communal lawned areas to the front and rear creating an attractive, open setting. A garage is included, together with the opportunity to park directly behind the gate of property, subject to availability, on a first come, first served basis.

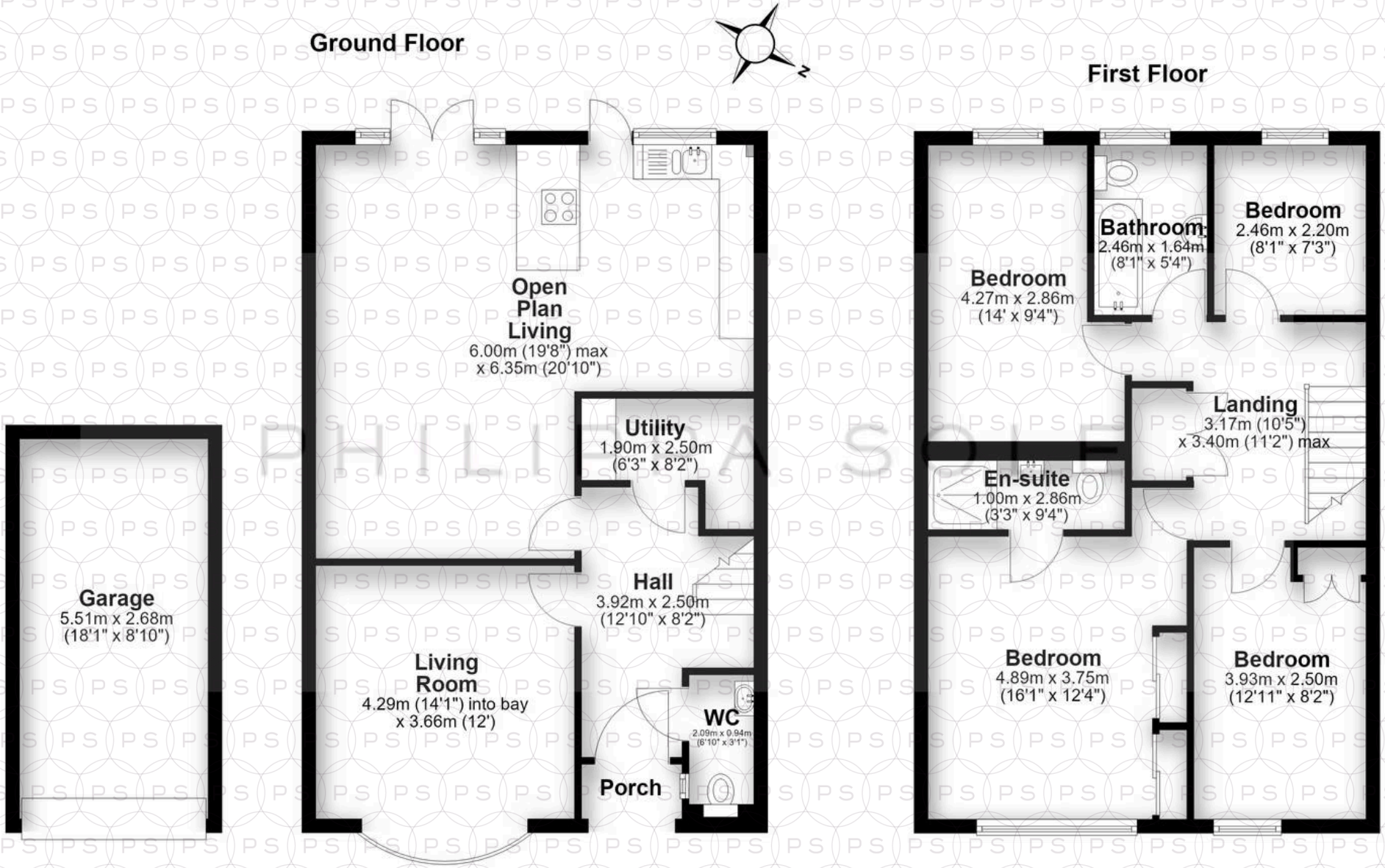
LOCATION

Whitecliff is highly regarded for its proximity to Poole Harbour, with the shoreline approximately 300 metres away as the crow flies. Whitecliff Harbourside Park offers scenic waterfront walks, while nearby Lilliput and Ashley Cross provide independent shops, cafés and restaurants. Sandbanks beaches are also within easy reach.









Main area: Approx. 123.6 sq. metres (1330.6 sq. feet)

Plus garages, approx. 14.8 sq. metres (158.9 sq. feet)

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Philippa Sole Ltd

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

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

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