



**POOLE  
TOWNSEND**

1 James Watt Terrace,  
£245,000

3 2 2



Occupying a generous end-of-terrace plot, this substantial family home offers spacious and beautifully presented accommodation alongside attractive enclosed gardens with mature planting, extensive paving, an ornamental pond, and useful outbuildings. The versatile layout includes a bay-fronted lounge with feature fireplace, a light-filled garden room opening onto the garden, a dining room, and an impressive fitted kitchen with central island and appliances, complemented by a separate laundry room and ground floor WC. Arranged over two upper floors are three well-proportioned bedrooms, a luxurious family bathroom, and a contemporary shower room, making this an exceptional home that combines character, style, and practicality in equal measure.

### Location

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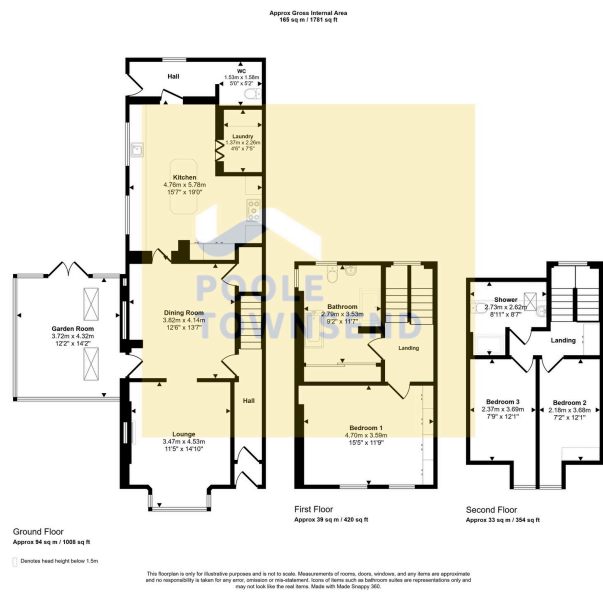
### Description

Occupying a generous end-of-terrace plot, this impressive home offers spacious and versatile accommodation complemented by beautifully maintained gardens to the front and side. The enclosed outdoor space is a particular feature, with mature planting, extensive paved areas, an ornamental pond, and a range of useful outbuildings creating an attractive and private setting.

The accommodation begins with a welcoming vestibule leading into the entrance hall, where the staircase rises to the upper floors. The dining room forms the heart of the home and provides access to the principal reception rooms. The elegant bay-fronted lounge enjoys a feature fireplace, while the adjoining garden room is flooded with natural light through its extensive glazing and double doors opening directly onto the garden, creating an excellent space for relaxing or entertaining.

The kitchen has been thoughtfully designed to combine style and practicality, offering an extensive range of fitted units centred around a substantial island with additional storage and breakfast bar seating. A range-style cooker with extractor hood, wine cooler, integrated dishwasher, space for a fridge/freezer, and generous worktop space make this an ideal family kitchen. A separate laundry





- 3 Bed End Of Terraced
- Spacious & Beautifully Presented Home
- Featuring Enclosed Gardens
- A Bay-Fronted Lounge
- A Light-Filled Garden Room
- A Dining Room
- An Impressive Fitted Kitchen
- Luxurious Family Bathroom
- Three Well-Proportioned Bedrooms



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