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126 Sandbanks Road, Whitecliff, Poole, BH14 8DA
£575,000



126 Sandbanks Road, Whitecliff

Set within the sought after Whitecliff area, this contemporary home combines generous open plan living with a landscaped west facing garden designed for low maintenance outdoor living. Built in 2006 as one of an individual pair of semi detached houses, the accommodation is arranged across two floors with a bright, calm interior and excellent connection to the garden. Whitecliff Harbourside Park, local shops and Parkstone Yacht Club are all within walking distance, making this particularly well suited to buyers seeking a practical home close to Poole Harbour.

- Walking distance to Whitecliff Harbourside Park
- Built in wardrobes to all three bedrooms
- Three bedrooms and two bathrooms including principal ensuite
- Open plan living
- Bright and spacious accommodation
- Utility and boot room plus ground floor cloakroom
- Less than 50 metres from local shops
- Baden Powell & Lilliput School Catchment Area
- Close to Parkstone Yacht Club
- Parking for 3 vehicles
- Council Tax Band D: £2,399.99
- Approx 1416 sq.ft (131.6 sq.m.)
- EPC -Band C



ABOUT THE PROPERTY

The house opens into an impressive open plan kitchen, living and family space, where the sightline extends directly towards the rear garden. Bi fold doors bring natural light into the room and create a broad connection to the west facing outside space, giving the principal living area a sociable arrangement for everyday family life and entertaining.

The kitchen sits naturally within this open plan environment, allowing cooking, dining and relaxation to work together rather than as separate spaces. Neutral decoration reinforces the light and composed feel of the interior, while the garden outlook provides a green backdrop to the main reception space. A separate utility and boot room keeps the practical requirements of family life away from the principal living area and leads through to a convenient ground floor cloakroom.

Upstairs, the principal bedroom enjoys an outlook across the rear garden and incorporates two sets of mirrored fitted wardrobes together with a fully tiled ensuite shower room. Two further bedrooms both include built in wardrobes and are served by the family bathroom. The first floor landing also provides access to the loft.

OUTSIDE

The west facing rear garden has been landscaped by the current owners to create a low maintenance outdoor living space, with a green outlook and direct access from the open plan reception area. To the front, a brick block driveway provides off road parking for approximately two to three vehicles.

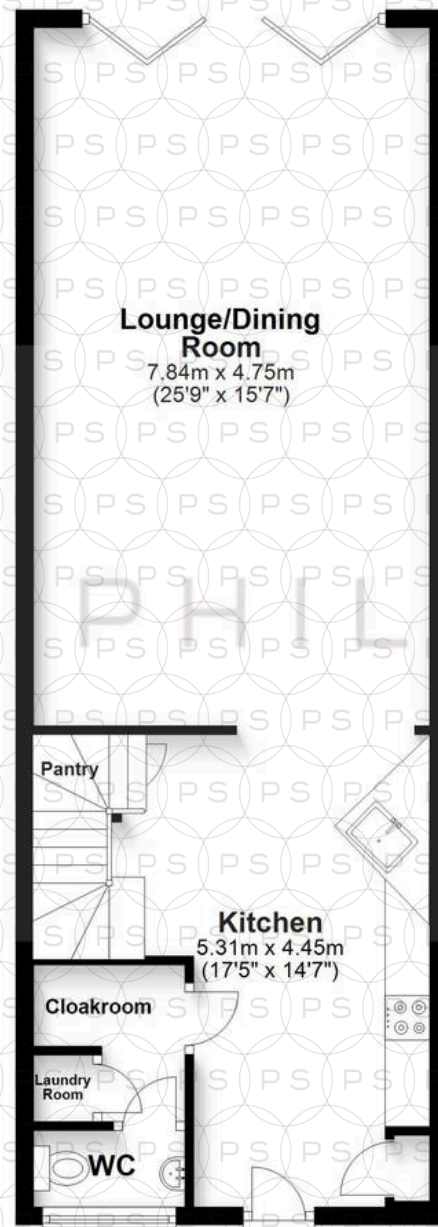
LOCATION

Local shops are less than 50 metres away, with Whitecliff Harbourside Park, Parkstone Yacht Club and Poole Harbour within walking distance. Lilliput and Ashley Cross provide further amenities, while Parkstone Station offers direct rail services to London Waterloo in approximately two hours. The property is stated to fall within the Baden Powell and Lilliput School catchments.



Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



Lounge/Dining Room
7.84m x 4.75m
(25'9" x 15'7")

Pantry

Kitchen
5.31m x 4.45m
(17'5" x 14'7")

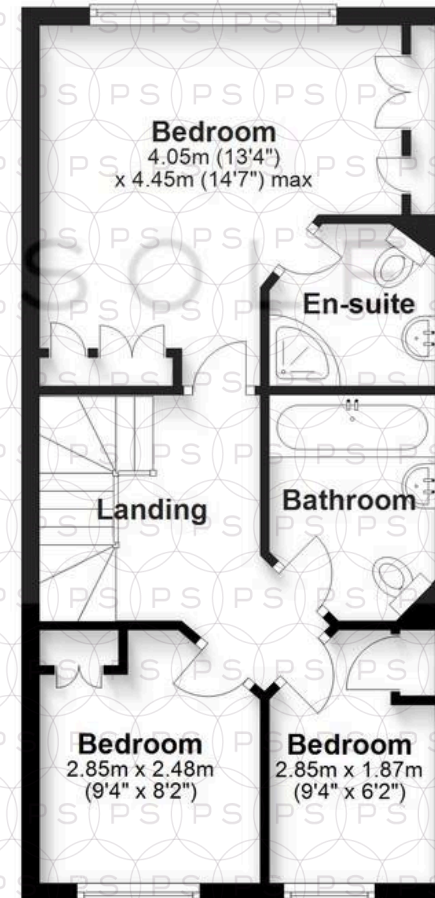
Cloakroom

Laundry Room

WC

First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Bedroom
4.05m (13'4")
x 4.45m (14'7") max

En-suite

Landing

Bathroom

Bedroom
2.85m x 2.48m
(9'4" x 8'2")

Bedroom
2.85m x 1.87m
(9'4" x 6'2")

Total area: approx. 104.2 sq. metres (1121.5 sq. feet)

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