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Quay
LIVING







Doulton Gardens, Poole

Poole, BH14 8RG

£495,000 Freehold



- Modern Semi-Detached House
- Three Bathrooms
- Favoured Whitecliff Location
- Off-Road Parking
- Council Tax Band E
- Four Bedrooms
- Private Enclosed Garden
- Garage
- EPC Rating C
- NO ONWARD CHAIN

A well presented and generously proportioned four-bedroom, semi-detached family home located in the quiet residential area of Whitecliff. Conveniently situated close to Courthill, Baden Powell & St Peter's schools and just a short drive to the amenities of Whitecliff, Ashley Cross and Parkstone railway station, with direct services to London.
The accommodation is set across three floors with a fully-enclosed rear garden, garage and off-road parking for two vehicles. The ground floor features a cloakroom, spacious lounge/diner with French doors leading out to the rear garden and a separate contemporary fitted kitchen. Upstairs on the first floor are three bedrooms -two double bedrooms, one with an en-suite shower room, a further single bedroom/office and the family bathroom. On the top floor is a generously-sized master bedroom with another en-suite shower room. Offered with NO ONWARD CHAIN.





Hallway 14'9" x 3'8" (4.51 x 1.13)
A part-frosted glazed UPVC front door leads into the hallway, approaching the kitchen, cloakroom and living room/diner. Wood laminate flooring, radiator. Stairs to first floor with an understairs cupboard and an additional built-in storage cupboard. Pendant light fittings.

Kitchen 12'2" x 8'9" (3.72 x 2.68)
A fully-fitted stylish grey kitchen range of wall cupboard and base units with stone-effect worktops, wood laminated flooring, Ceramic hob, electric oven with extractor hood over. Space for a fridge/freezer, dishwasher & washer dryer. 1.5-bowl stainless steel sink with chrome mixer tap beneath the UPVC front aspect window. Fixed ceiling lights.

Living Room/Diner 16'5" x 16'3" (max measurements) (5.01 x 4.96 (max measurements))
A well-proportioned, light & versatile living space with French doors opening out to the rear garden. Wood laminate flooring. Radiator and fixed twin ceiling lights.

Cloakroom 6'5" x .324'9" (1.97 x .99)
Comprising WC, vanity sink with splash back. radiator, pendant light fitting and wood laminate flooring. Extractor fan.

First Floor Landing
Stairs from the ground floor rise to first floor landing area providing access to bedrooms 2, 3 and 4, as well as the family bathroom. Airing cupboard off containing the Glow worm boiler. Carpet floor covering. Pendant light fitting, radiator. Further stairs lead up to the second floor master bedroom.

Bedroom 2 9'6" x 12'4" (2.91 x 3.77)
Front aspect UPVC window. Pendant light fitting. Radiator. Door to en-suite shower room:-

Bedroom 2 En-suite 5'10" x 5'1" (1.79 x 1.56)
Corner glazed shower unit with sliding doors. Vanity unit sink with splash back. WC. Wood laminate flooring. Heated towel radiator. Fixed ceiling light.

Bedroom 3 13'1" x 9'6" (max) (4.01m x 2.90m (max))
Rear aspect UPVC window. A further generously-proportioned double bedroom. Carpet flooring. Radiator. Pendant light fitting.

Bedroom 4 12'1" x 9'0" (max) (3.69 x 2.75 (max))
Rear aspect UPVC window. Carpet flooring. Radiator. Pendant light fitting.

Bathroom 6'7" x 6'7" (2.03 x 2.02)
Front aspect UPVC frosted glazed window. Part-tiled walls. Vanity unit sink with mixer taps & WC. Panelled bath with glazed side panel and shower over. Mixer taps. Radiator. Wood laminate flooring. Fixed ceiling light.

Bedroom 1 19'8" x 12'9" (max) (6.00 x 3.90 (max))
The second floor presents a light and spacious dual-aspect master bedroom. Front aspect UPVC dormer window and Velux to the rear aspect. Carpet flooring. Radiator. Twin pendant light fittings. Loft hatch. Door to en-suite shower room:-

En-suite 7'1" x 5'5" (2.17 x 1.67)
Shower with glazed shower screen and sliding doors. Vanity unit sink with splash back, WC, radiator and wood laminate flooring. Fixed ceiling light.

Outside
A fully-enclosed rear garden featuring an established border shrubbery and a tree providing ample shading to the rear of the garden. Largely laid to lawn with a patio area adjacent to the house. Rear pedestrian gate leads to the garage and parking.

Garage
A single garage in a block with an up and over door and tandem off-road parking for two vehicles in front.

Tenure
Freehold

Material Construction : A traditional construction with brick elevations and predominantly pitched, tiled roofs.

Environment agency Flood Risk : very low risk of surface water flooding
very low risk of flooding from rivers and the sea

Broadband : Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps

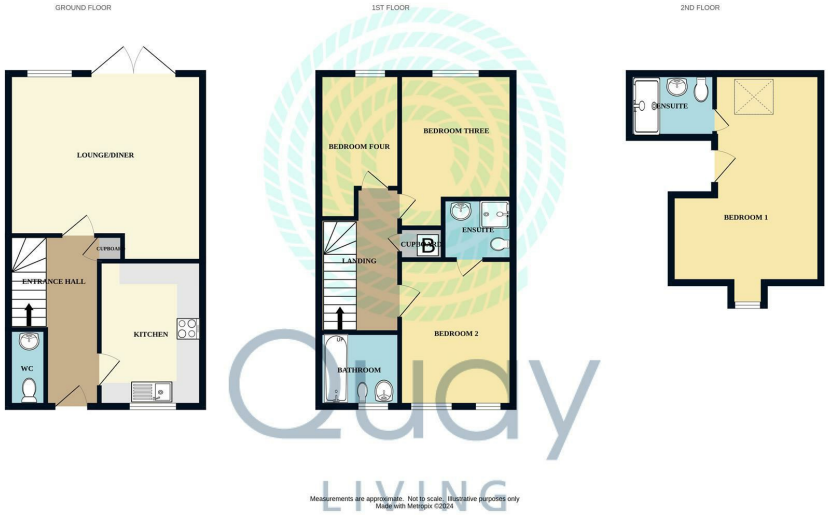
EPC Rating C

Council Tax Band E

NB All photographs were taken prior to the current tenants' occupation.







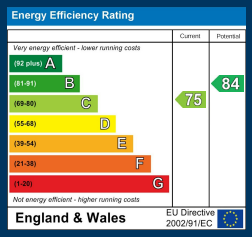












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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