



27 Waldren Close
Baiter Park, Poole, BH15 1XR



Enjoying superb views across Poole Park Lake and Whitecliff this 3 bedroom, 2 bathroom town house is offered with no onward chain.

- 3 storey town house
- Family bathroom & en-suite shower room
- Sitting room with balcony
- Spacious kitchen/dining room
- Ground floor bedroom & cloakroom
- Utility room
- Driveway parking and garage
- Low maintenance garden
- Gas fired central heating
- Moments away from the harbour-side, Poole Park, Whitecliff and the Quay

ASKING PRICE:

£400,000 (Freehold)

EPC RATING:

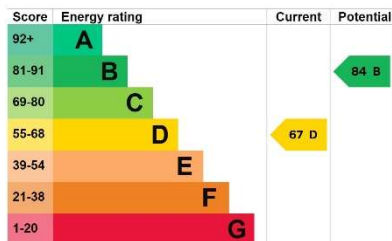
Band - D





Total Area: 114.6 m² ... 1234 ft²

All measurements are approximate and for display purposes only.



A well-positioned three-storey townhouse, tucked away within a sought-after cul-de-sac in Baiter Park, enjoying superb views across Poole Park Lake towards Whitecliff and Poole Harbour. The property has been well maintained over the years and now offers an excellent opportunity for a purchaser to undertake modest updating, with clear scope to enhance and add value.

The accommodation is arranged over three floors and offers a versatile layout. On entering the property, the ground floor comprises an entrance hall with stairs rising to the first floor, a cloakroom with WC and wash hand basin, and internal access to the integral garage. There is also a useful utility room with white goods available and bedroom three, which benefits from fitted furniture, ideal as a guest room, home office or additional reception space.

The first floor forms the heart of the home, with a bright and spacious sitting room positioned to the rear, taking full advantage of the outstanding views. Sliding patio doors open onto a balcony, creating an ideal space to sit and enjoy the outlook. To the front, the kitchen/dining room is well-proportioned and fitted with a range of base and eye-level units, incorporating a fitted oven, hob and fridge, and provides ample space for dining.

On the second floor, there is access to a generous loft space via a drop-down ladder, along with an airing cupboard. The principal bedroom enjoys elevated views across Poole Park, complemented by built-in wardrobes and an en-suite shower room. Bedroom two is served by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from driveway parking leading to an integral garage, which is equipped with an electric door, power and lighting, as well as an understairs storage cupboard. The garage offers potential for conversion into additional living accommodation, subject to the necessary consents. The rear garden has been designed for ease of maintenance, featuring a decked area and patio terrace with planted borders, and a rear gate providing access into Baiter Park.

Location

Waldren Close is ideally situated within the ever-popular Baiter Park area of Poole, a highly regarded coastal location known for its open green spaces and proximity to the water. Poole Park, with its picturesque boating lake, café and leisure facilities, is just moments away, while Whitecliff Harbourside Park and Poole Harbour offer excellent opportunities for watersports and coastal walks. Poole Quay and the town centre are also just a short walk away.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk