



5 Westport Gardens, Poole BH15 4FP

Nicely tucked away in the corner of a small development lies this two double bedroom modern, contemporary, semi-detached family home. The property offers a lovely warm feel with a superb open plan living area leading to the sunny aspect rear garden. To the front there is strip of garden to one side and also allocated off road parking plus visitor parking spaces.

EPC: 87 Council Tax Band: C Price: £280,000







Key Features

- MODERN CONTEMPORARY SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY & CLOAKROOM
- OPEN PLAN LIVING SPACE WITH FRENCH DOORS LEADING TO THE GARDEN
- TWO DOUBLE BEDROOMS
- STYLISH MODERN FITTED FOUR PIECE BATHROOM
- SOUTH WESTERLY FACING GARDEN
- TUCKED AWAY IN A SMALL DEVELOPMENT
- SOLAR PANELS & REMAINDER OF BUILDERS GUARANTEE
- ALLOCATED OFF ROAD & VISITORS PARKING
- CLOSE TO HAMWORTHY PARK & BEACH & POOLE QUAY

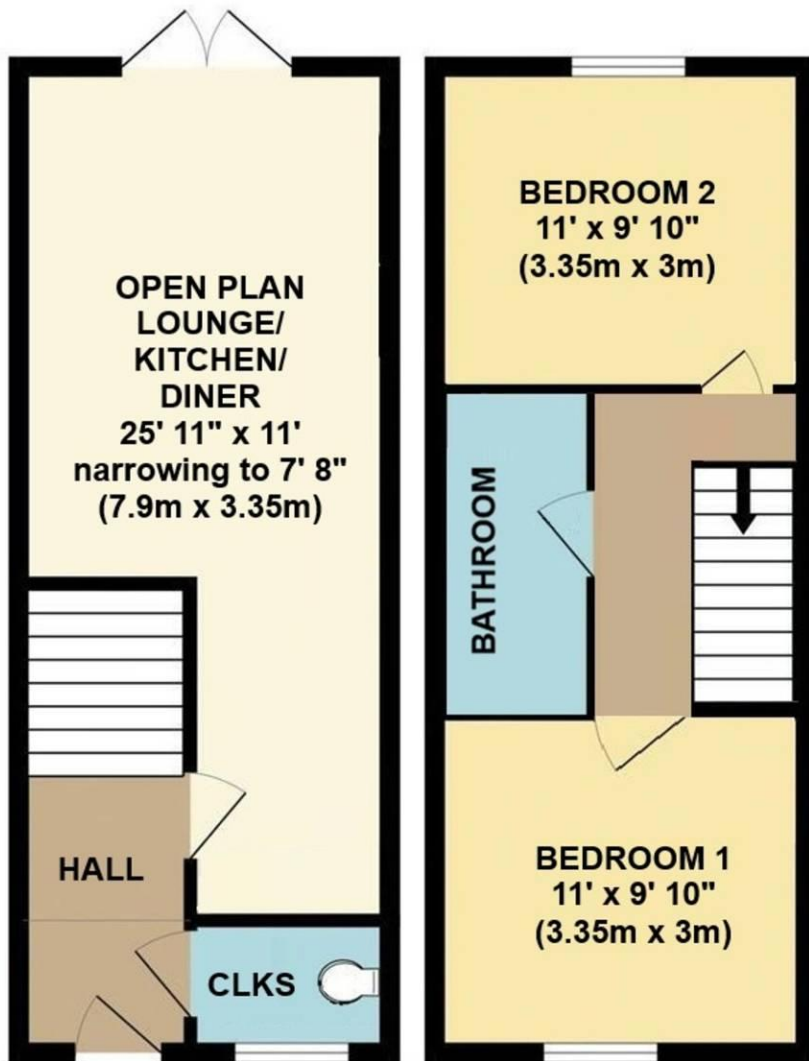
The Property

Initially you enter the entrance hallway with a good size cloakroom and notice that the house benefits from a lot of natural light. Stairs lead to the first-floor accommodation and a door leads through to the open plan living space, which is a particular feature in our view enjoying a sunny south westerly aspect. The kitchen area comprises ample white gloss fronted, soft closing units, drawers and a storage cupboard. There is complimenting brick effect part tiled walls and under pelmet lighting. Integrated appliances include a fridge/freezer, electric oven and gas hob with extractor above and there is space for a dishwasher if required. To the rear is the cosy lounge area with French double-glazed doors leading to the rear garden and there is light wood effect laminate flooring with the room offering a warm homely feel throughout. Upstairs there are two good size double bedrooms to the front and rear both serviced

by a stylish modern fitted four-piece bathroom with a separate walk-in shower.

To the front there is a strip of garden and in front of this there is an allocated parking space with power point and there are visitors' parking spaces within the development. A gate to the side then provides access into the rear garden, which enjoys a sunny south westerly aspect. Initially there is a patio suitable for outside garden/dining furniture and the remainder of the garden is laid to lawn. There is a timber constructed storage shed and the garden is enclosed with brick walling and close boarded fencing.

We feel the property occupies a fantastic location close to local schools, amenities and excellent bus services. Hamworthy Park and beach, along with Poole Quay are all close by.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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