

Wedgwood Drive,
Whitecliff,
Poole BH14 8EX



An attractive Georgian style four bedroom terrace home, with a delightful low maintenance south west facing garden and private garage, forming part of this sought after cul de sac development close to Whitecliff Harbourside Park.

Guide Price £625,000 Freehold
No forward chain







Situation & Description

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside park being in close proximity. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also in close proximity to Lilliput and Ashley Cross villages.

This well presented Georgian style four bedroom terrace property benefits from a delightful low maintenance south west facing garden and private garage, offered for sale with no forward chain. The property is pleasantly positioned around a small green, forming part of this sought after cul-de-sac development, close to Whitecliff Harbourside Park.

The property is approached via an open porch with an entrance door leading to the reception hall with a built-in under stairs storage cupboard, tiled flooring and an adjoining guest cloakroom.

The living room, with a bay window overlooking the front green, has an attractive ornamental central fireplace.

An interconnecting opening leads to the dining room with custom fitted cupboards and double doors to the garden with an external electric sun awning.

The separate kitchen offers a modern range of fitted units finished in white with an integrated oven, hob, fridge and freezer. The gas boiler is housed in a cupboard and a rear door provides access to the garden.

Stairs from the reception hall lead to the first floor landing with access to the loft and a double built-in linen cupboard housing the hot water tank.

The main bedroom with built-in wardrobes overlooks the front green and benefits from an en-suite shower room.

There are three further good sized bedrooms served by a fully tiled family bathroom.

Externally, the property enjoys a sizeable south west facing low maintenance patio garden with planted borders, enclosed by timber fencing and brick wall. There is also a garden shed, water tap, lighting and rear access gate.

The property is also conveyed with a private garage located in a nearby block with power connected and fitted with an electric door.

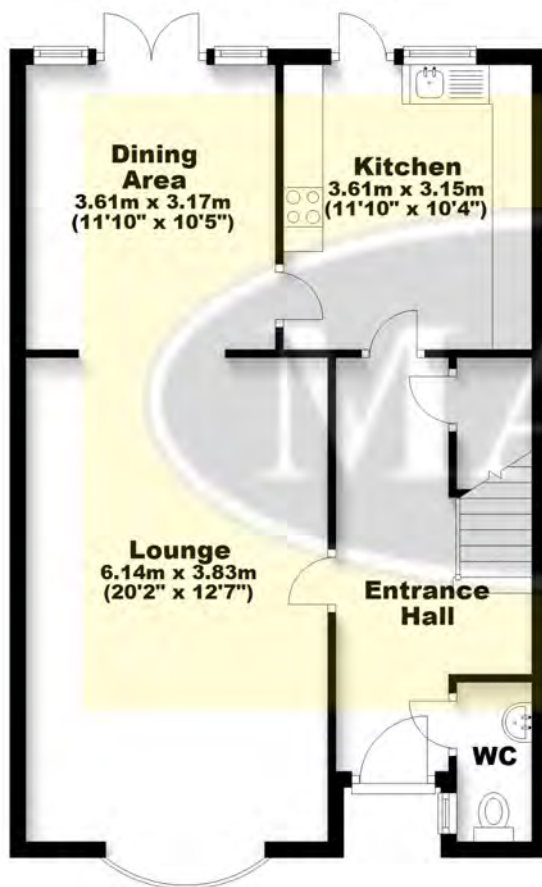
Wedgwood Drive annual service charge was £570 for 2021 including outside painting and the upkeep of the communal grounds.

Council Tax Band E

- Hall & guest cloakroom
- Living room with bay window
- Separate dining room
- Modern fitted kitchen
- Four good sized bedrooms
- En-suite shower room
- Family bathroom
- South west facing garden
- Private garage in block
- School catchment for Lilliput and Baden Powell
- Close to Whitecliff Harbourside Park

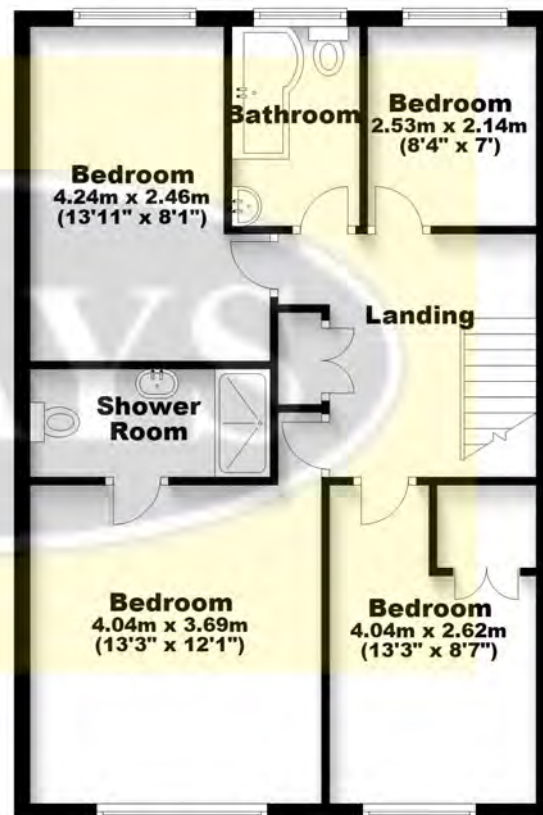
Ground Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 125.5 sq. metres (1350.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		87 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE:

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

290 SANDBANKS ROAD
LILLIPUT, POOLE, DORSET BH14 8HX
TEL: 01202 709888
FAX: 01202 707648 EMAIL:
POOLE@MAYSESTATEAGENTS.COM

