

**7 Wellwood Close, 29 Forest Road,
Branksome Park, Poole, Dorset, BH13 6EL**



HEARNES

WHERE SERVICE COUNTS

7 Wellwood Close, 29 Forest Road, Branksome Park, Poole, BH13 6EL

FREEHOLD PRICE £875,000

A rarely available 4 bedroom, 3 bathroom semi-detached home set in this exclusive and highly desirable development in Branksome Park. Built in 2010 and forming part of 13 executive, traditional mews style homes, this home arguably has one of the best positions in Wellwood Close, set right at the end of the quiet cul de sac allowing extra privacy, having both front and rear private gardens, parking space and a garage backing directly onto the front garden. Beautifully appointed throughout and presented in immaculate condition, the home sits over 3 floors with a stunning open plan kitchen/dining/day room overlooking the rear garden, further ground floor sitting room with views over the front garden, 2 bedrooms with 2 bathrooms on the first floor and a further 2 bedrooms and shower room on the top floor. The location is within a mile of both the beach and sea at Branksome Chine and the diverse array of shops, restaurants, and bars in Westbourne.

- An immaculate 4 bedroom, 3 bathroom semi-detached home set in an exclusive development of 13 homes
- Quiet location set in the corner of the development for extra privacy and seclusion
- The cleverly designed gardens to the front and rear, are stocked with a variety of mature shrubs and trees and have discreet evening lighting, a patio adjacent to the open plan living area which is perfect for al fresco dining and further patio to the front for the afternoon/evening sun.
- Fabulous open plan kitchen/dining/day room with an extensive range of base and eye level units with work tops over and fitted with integrated Bosch appliances to include induction hob, extractor, oven, microwave, fridge/freezer and dishwasher.
- Separate utility cupboard with space and plumbing for washing machine.
- Ground floor cloakroom
- Master suite with a pair of built in double wardrobes with hanging space and shelving, door to fully tiled en suite shower room with fitted double walk in shower.
- Bedroom 2 is currently used as a study/dressing room and has been fitted with quality shelving and unit storage to one wall and fully fitted wardrobes to the other.
- Underfloor heating on the ground floor
- Parking space with gate to garden and adjacent single garage with electric door directly backing onto front garden.

Wellwood Close is set on Forest Road in Branksome Park, conveniently located just over half a mile to Tesco, and slightly further on to the shops and conveniences at Westbourne and under a mile to Branksome Beach and sea. The property is within a few hundred yards of Branksome Chine, providing a wonderful walk down to the sea and the new Rockwater Restaurant that recently opened. Penn Hill and Ashley Cross are also close by, Bournemouth is just over 2 miles away and Poole town centre is around 4.5 miles away.

Maintenance charges: Approximately £800 per annum to cover all the communal areas

COUNCIL TAX BAND: G

EPC RATE: C

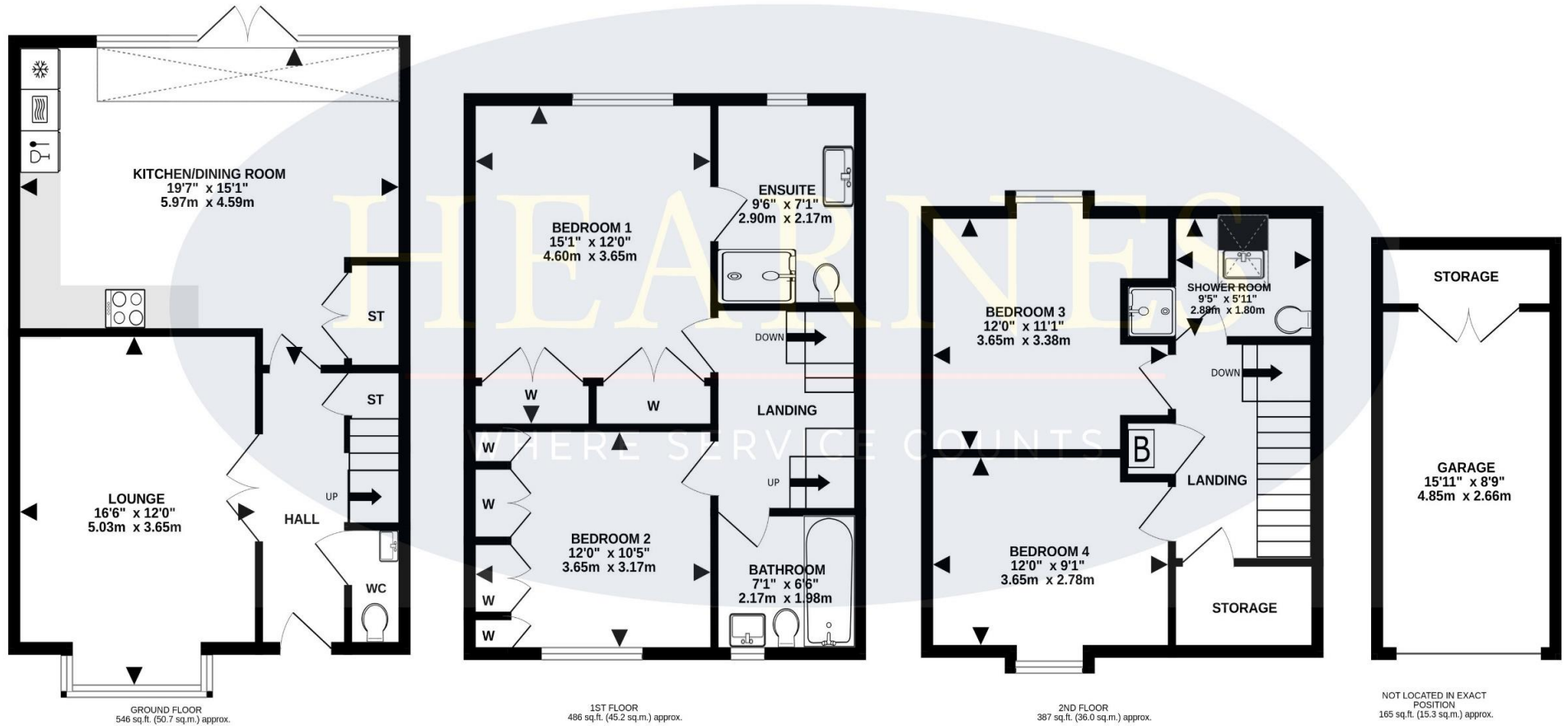
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1584 sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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