

Selworthy Close, Whitecliff BH14 8DR

Guide Price £750,000 Freehold

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## Property Summary

An extended five bedroom three bathroom semi-detached residence with a feature kitchen lifestyle space, front lounge reception, landscaped south-facing garden and a detached private garage. Perfectly set at the head of a quiet close just moments from Whitecliff Harbourside Park.



## Key Features

- Charming five-bedroom semi-detached residence
- Spacious kitchen/lifestyle space
- Separate utility room
- Lounge
- Principal bedroom with ensuite
- Three further double bedrooms & one single bedroom
- Two luxury bath/shower rooms
- Landscaped south-facing rear garden
- Detached garage with electric charging point
- Close to Whitecliff Harbourside Park & local amenities



## About the Property

This charming five bedroom three bathroom semi-detached residence has been skilfully extended and modernised throughout by the current owner to create a most beautiful and flexible family home.

To the front of the property, an attractive porch leads through to the entrance hall enjoying underfloor heating and access to the main living space and front lounge reception room.

A real feature of this property is the extended kitchen lifestyle space spanning across the entire rear of the property, offering defined lounging and dining areas, a separate utility room and direct access outside via bi-fold doors to the landscaped south-facing patio sun terrace and low maintenance garden.

The front lounge offers the perfect relaxation space with tasteful details including a log burner and feature bay window.

Rising to the first floor three double bedrooms and one perfect single or study are served by two luxury bath/shower rooms, with the second floor enjoying a private staircase to the main bedroom with fitted wardrobes, a luxury shower en-suite and distant water views.

A ground floor WC completes the accommodation.

Externally, the property is approached via a block drive and leads to a detached private garage with an electric charging point and secure side gate. The property has an additional storage shed and beautifully landscaped grounds making this ideal for busy families wanting a low maintenance contemporary lifestyle home or second property near Whitecliff Harbourside park and the cosmopolitan bistros and bars of Ashley Cross Village.

Tenure: Freehold

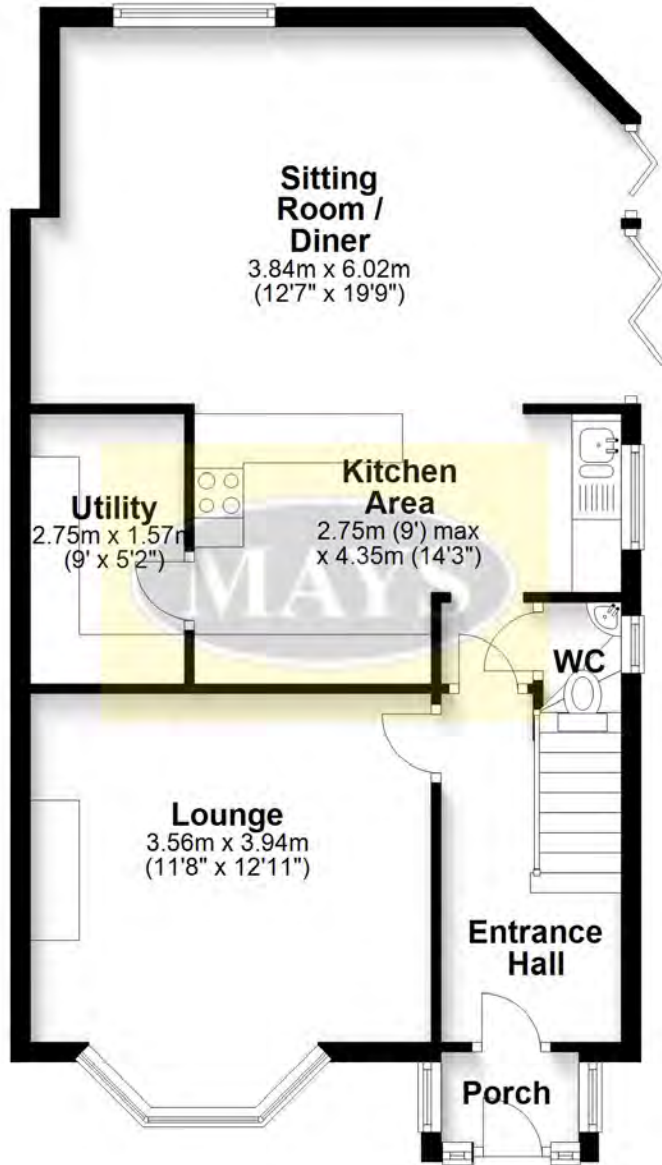
Council Tax Band: D





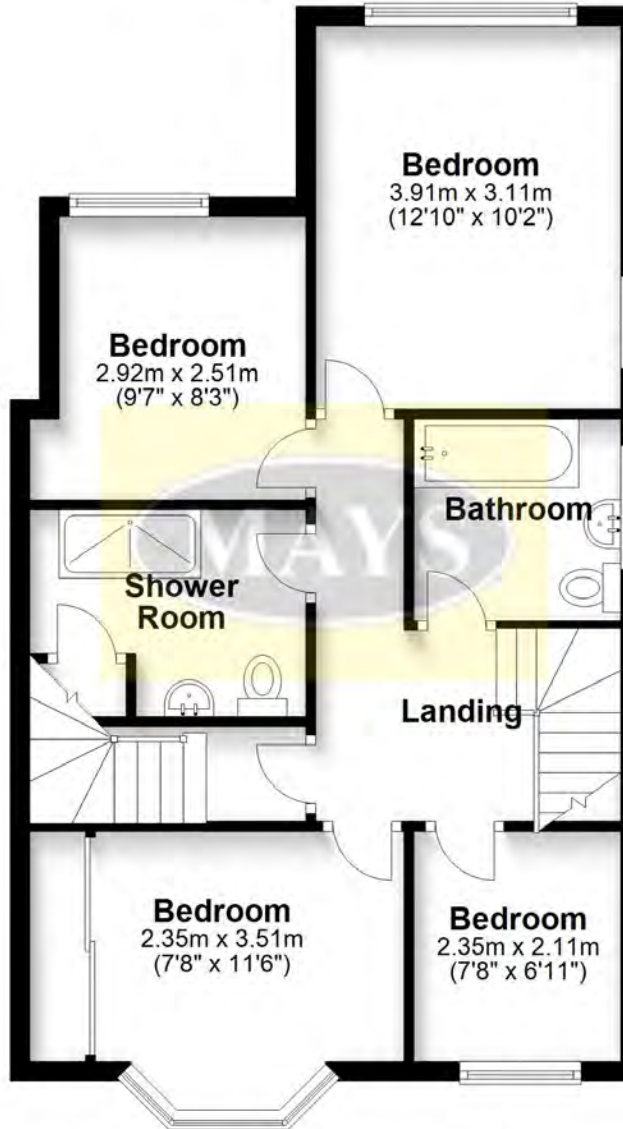
## Ground Floor

Approx. 62.5 sq. metres (672.6 sq. feet)



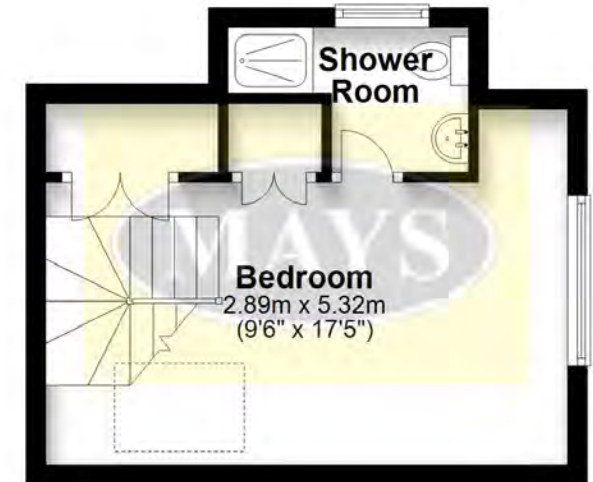
## First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



## Second Floor

Approx. 21.4 sq. metres (230.9 sq. feet)



Total area: approx. 140.8 sq. metres (1515.2 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

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 close by. 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 near Lilliput and Ashley Cross villages.

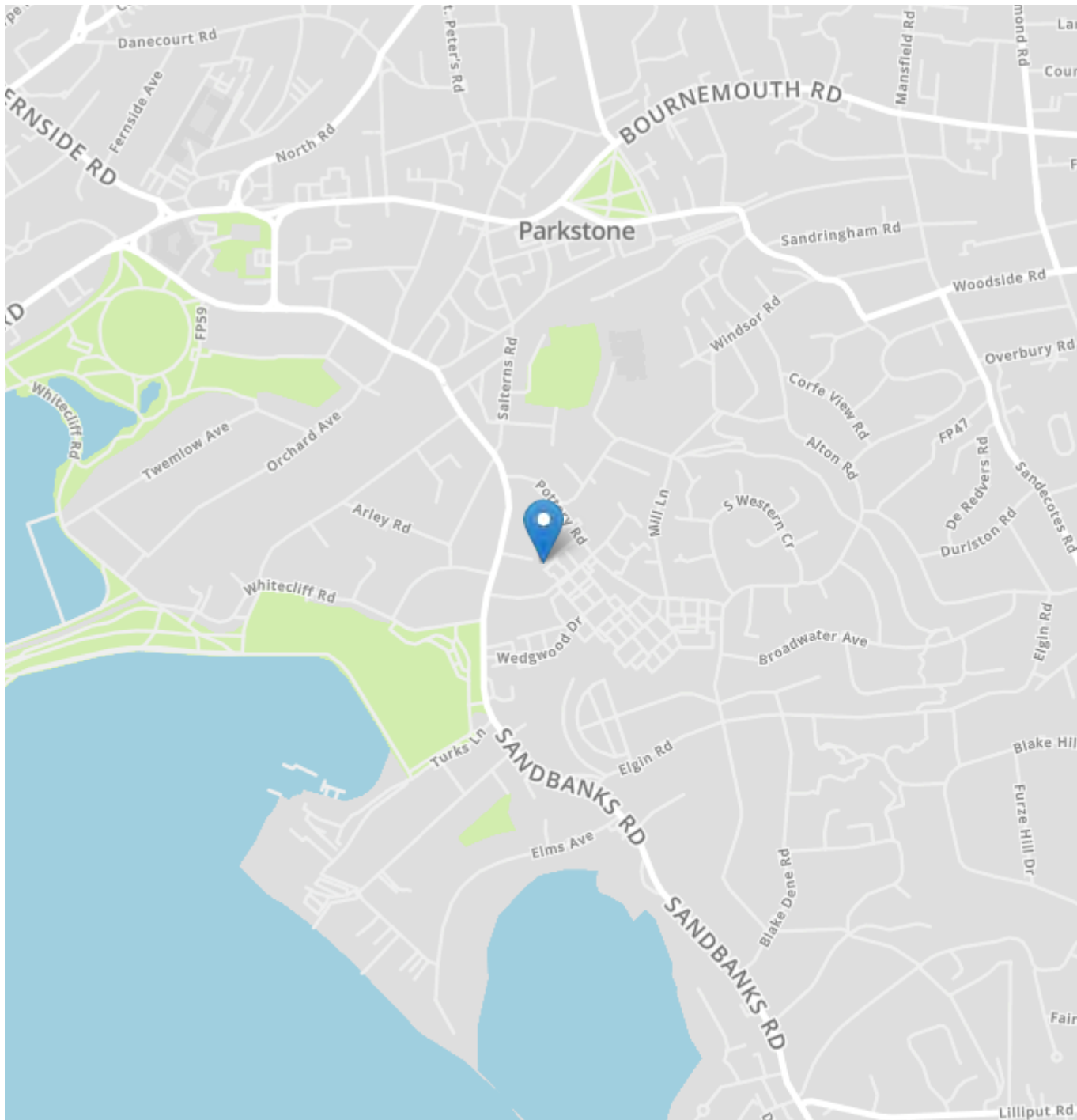


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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#### **New Developments (where applicable)**

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