

Park Close
Poole BH15 2FH

Offers in excess of £450,000 Freehold





Property Summary

Forming part of a small and exclusive cul-de-sac of recently constructed homes, this four-bedroom property has a superb arrangement of rooms which include an impressive open plan kitchen/dining and lifestyle reception room and a cavernous principal bedroom suite with a spacious contemporary ensuite bathroom. The property is presented in first-class order throughout and could prove ideal for buyers wanting turn-key accommodation moments from Poole Park and the amenities of Poole.



Key Features

- Entrance hallway with cloakroom
- Kitchen/dining and lifestyle reception room opening to garden
- Four double bedrooms, two with ensuites
- Guest bedroom with ensuite
- Principal bedroom occupying the entire top floor
- Off-street parking for two cars
- Private landscaped rear garden
- Central location & close to Poole Park
- No forward chain



About the Property

On entering the property there is a welcoming hallway with a cloakroom off. A door leads from the hallway into an impressive open plan kitchen/dining and lifestyle reception room. Whilst being open plan, there is an L-shaped arrangement to the room which defines the areas perfectly and makes this the perfect space for both day-to-day living and entertaining. Patio doors open from this room to the rear garden. There is also a useful storage cupboard to the ground floor.

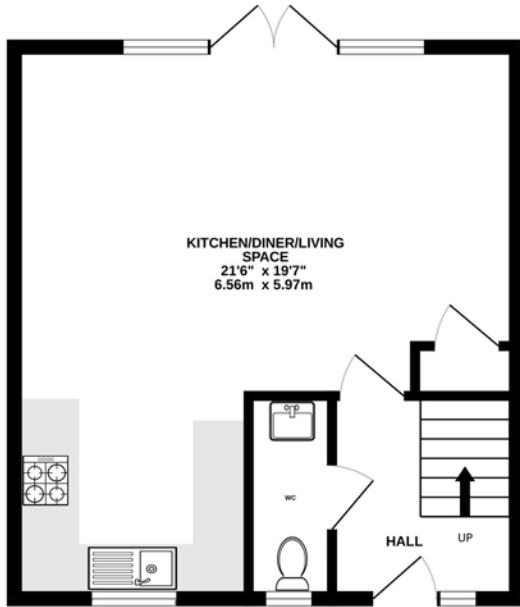
To the first floor, there are three double bedrooms. The guest bedroom on this level has an ensuite shower room and benefits from built-in wardrobes. The two further bedrooms on the first floor are comfortable doubles and are serviced by the main bathroom. Stairs rise from the landing to the top floor and the impressive principal bedroom. This is a particularly large bedroom and has built-in wardrobes and a spacious ensuite bathroom which has both a bath and a separate shower cubicle.

To the rear of the property, there is a landscaped garden that is mainly laid to lawn. There is also an entertaining patio, and the garden enjoys a good degree of privacy. The property is also conveyed with the benefit of two parking spaces.

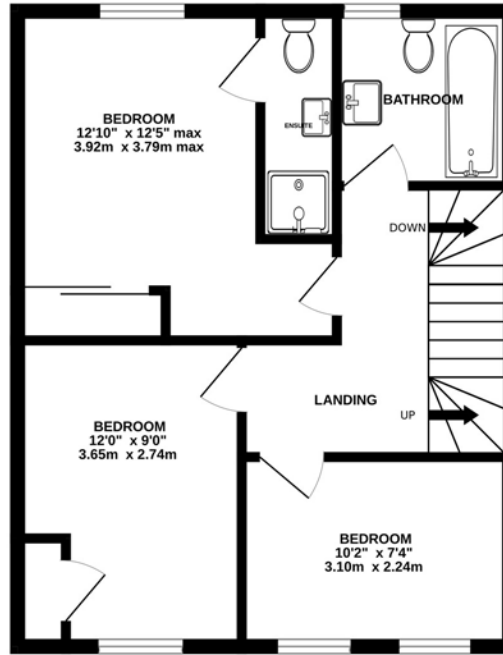
Tenure: Freehold

Council Tax Band: D

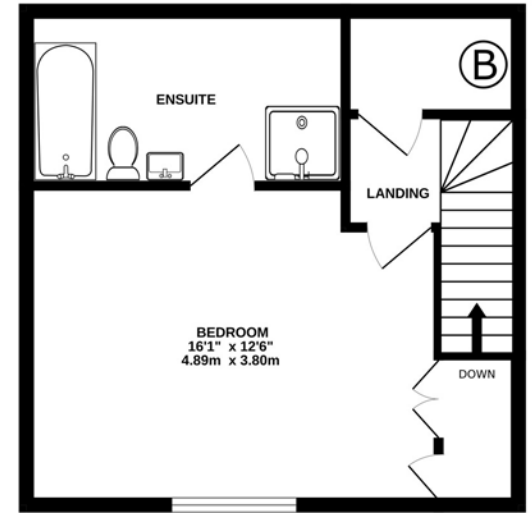
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.7 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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About the Location

Poole Park boasts a boating lake, café and waterfront restaurant and is home to all manner of migratory wading birds and waterfowl. The area is particularly popular with families, as it falls within the catchment areas of Lilliput First and Baden Powell middle schools and is within an easy walk of Poole town centre, Baiter Park and Whitecliff Park. Nearby Whitecliff offers a popular shopping parade with a convenience store, and the world-renowned Sandbanks peninsula is just a short drive away.

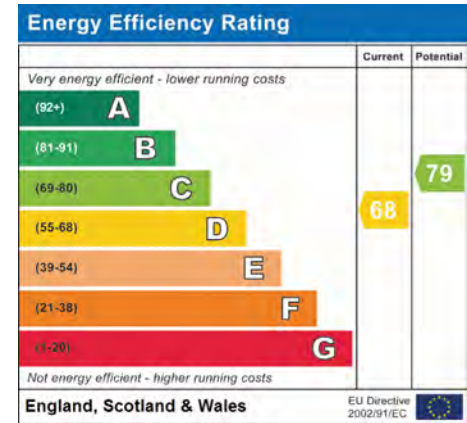
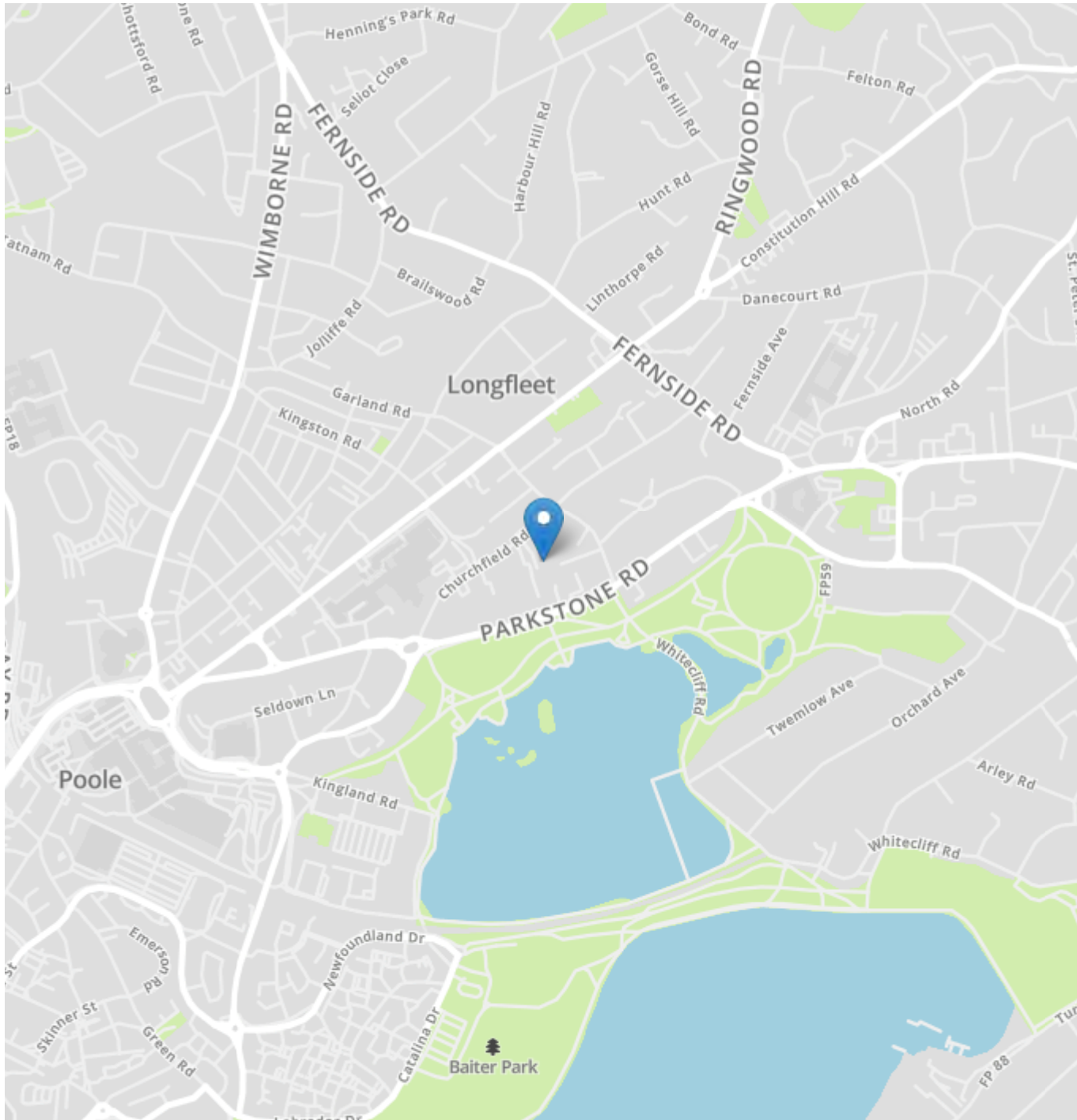


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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)

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.

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