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2 WIDDICOMBE AVENUE, POOLE, DORSET, BH14
9QW



ABOUT THIS PROPERTY

£ 1,325,000

5 Double bedrooms

Three bath/shower rooms

Large open-plan kitchen /
breakfast / dining room

Formal Living room

Separate utility room

Impressive entertainment
/ media room

Study

Large, level rear garden

Council Band F: £2,622.95

Freehold

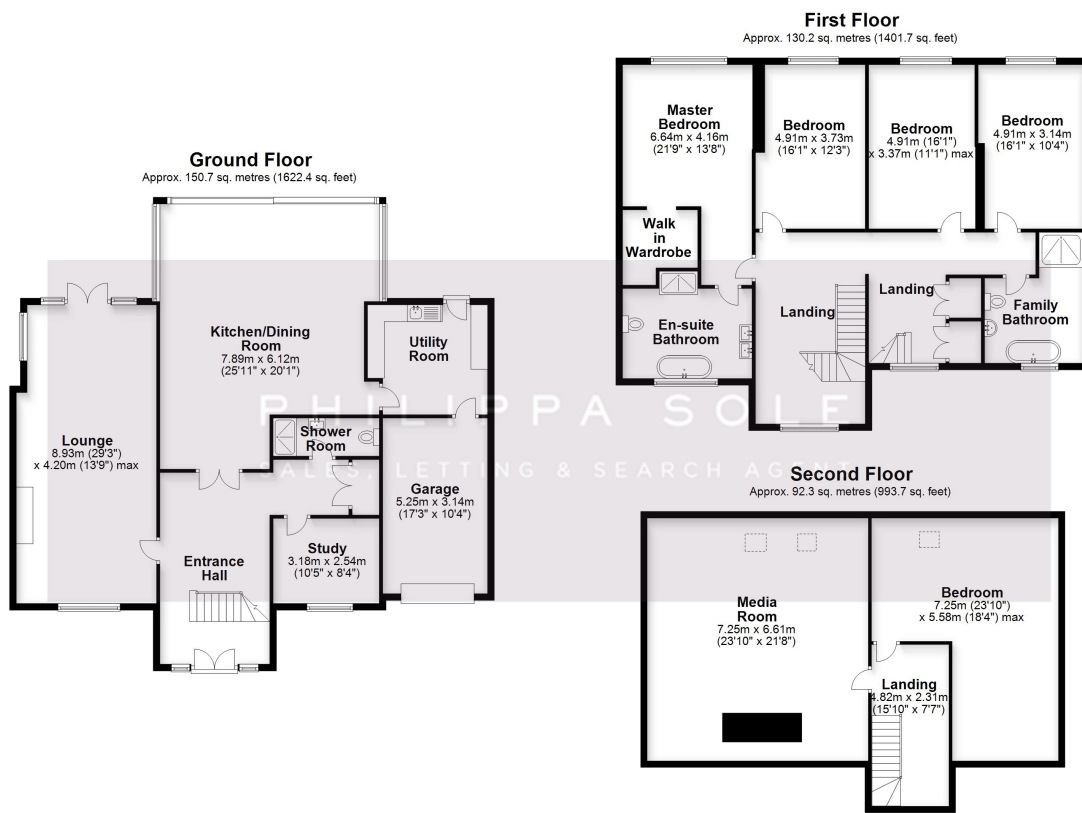
A beautifully remodelled 5 bedroom home which has been thoughtfully refurbished throughout. Stunning open-plan kitchen / living / day room, formal living room with open fire, large entertainment / media room, level rear south-facing garden, integral garage, located in a quiet tree lined avenue.

On entering the property via double doors, you are greeted by an impressive double height entrance hall with a stunning open-tread oak and glass staircase, which is complimented by porcelain tiles which extend through double doors into the stunning open-plan kitchen / dining / day room making it an ideal area to entertain. The kitchen boasts an extensive range of high gloss units complimented by a central island with contrasting granite worktops, a large American fridge / freezer and eye-level stainless steel ovens with matching microwave and coffee machine. Beyond the island is a large dining area with a glass roof and floor to ceiling bi-fold doors providing access on to the garden. Adjacent to the kitchen is a good sized utility room which houses a washing machine and tumble dryer and provides access to the garden. The formal living room runs the depth of the property and features a gas fire with stone fire place and french doors onto the garden. To the front of the property is an office and beautifully fitted shower room and access to the integral garage. The first floor landing is galleried with a beautiful feature chandelier. The master suite boasts a range of fitted wardrobes, walk-in dressing area and a luxurious en-suite which comprises his and hers sinks, large walk-in-shower and bath featuring floor to ceiling, oversized tiles. There are three further bedrooms on this floor, all with matching fitted bedroom furniture. The family bathroom has been beautifully appointed and features marble floor and wall tiles with beautiful sanitary ware. The top floor is given over almost entirely to large entertainment / media room with velux windows. In addition, there is a 5th bedroom on this floor. Outside, there is a beautiful and secluded level, south-facing garden and patio which the sun is cast over for most of the day. The property features a block paved driveway at the front, an integral garage with electric door and electric gates.

LOCATION

Located in a quiet tree lined avenue, twix between Canford Cliff and Lower Parkstone. Within walking distance are the local villages of Penn Hill and Canford Cliffs with their array of cafés, supermarkets and restaurants. Equidistance are two local train stations which offer a direct line into London Waterloo in under two hours.





Total area: approx. 373.3 sq. metres (4017.7 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	74	79
EU Directive 2002/91/EC		

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