

Copeland Drive, Whitecliff BH14 8NP

Guide Price £495,000 Freehold

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Property Summary

With a superb positioning on the edge of a highly sought-after development of modern homes, this three-bedroom property has generous accommodation throughout and a good-sized landscaped rear garden. Large windows flood the property with natural light and the property also has a modern fitted kitchen that opens to the garden. The discreet location within the development offers views to the front over manicured lawns, whilst to the rear the garden has a courtesy gate that affords immediate access to a private garage. With amenities nearby and no passing traffic, we feel this property could be ideal for purchasers wanting a spacious home with a peaceful and quiet address.



Key Features

- Large entrance hallway with cloakroom and storage
- Generous living room part open to the dining room
- Dining room with doors opening to the garden
- Modern fitted kitchen with appliances
- Three bedrooms (two with fitted wardrobes)
- Large bathroom (currently with double shower)
- Beautifully tended rear garden with a good degree of privacy
- Secure garage with up and over door
- Offered to the market with no onward chain



About the Property

The property has an impressively large entrance hallway which has a cloakroom w/c and further storage cupboard. The hallway also has an internal glass partition which introduces a good degree of natural light. The living room has a large bow window to the front and glazed internal doors open to the dining area. When the doors are open the combined space is ideal for entertaining, and further doors open directly from the dining room to the rear garden.

The kitchen is sensibly located next to the dining room and has been fitted with a comprehensive range of modern units and quality appliances. There are plentiful work surfaces and the clever design means that the kitchen sink overlooks the garden whilst there is still space for a door that leads directly to the rear garden.

On the first floor, there are three bedrooms (the main bedroom is a particularly good size with two sets of built-in wardrobes. The second bedroom also benefits from built-in wardrobes and all bedrooms are serviced by a good-sized bathroom which is currently arranged to house a large double shower.

The garden to the rear is established with a variety of mature surrounding shrubs and has been landscaped to include a patio area and a well-tended shaped lawn. A pathway leads through the garden to a courtesy gate at the rear which is perfectly positioned for access to your private garage.

Tenure: Freehold

Notes: To manage the landscaped grounds of the development there is a small annual charge of approximately £460 per annum. This allows for the unique environment of the development to be maintained to a very high standard.

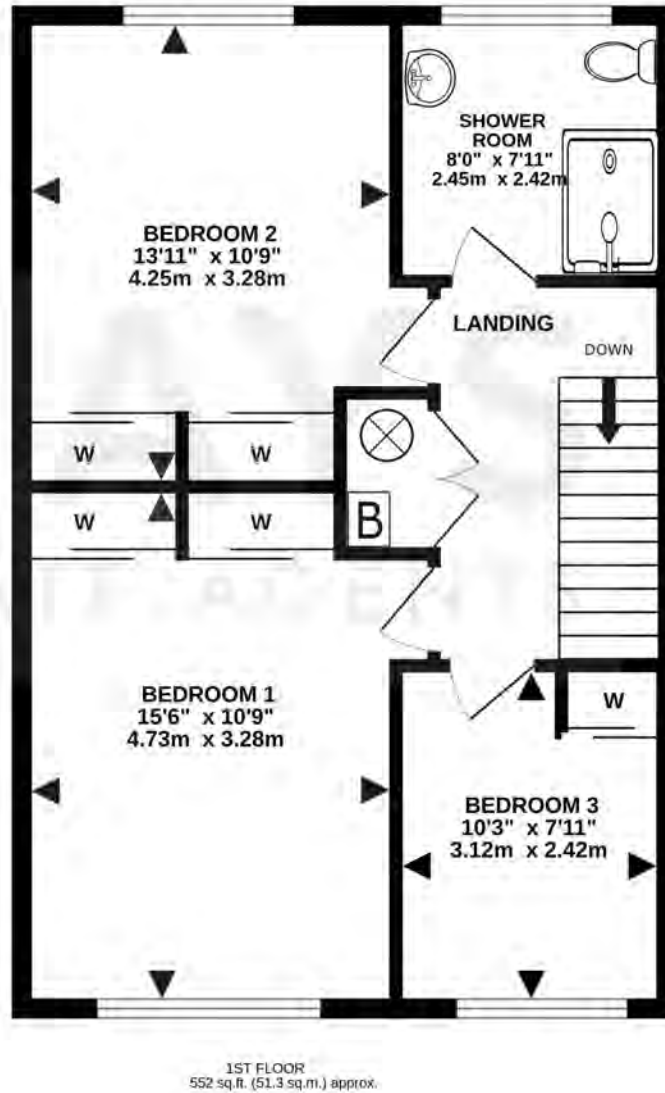
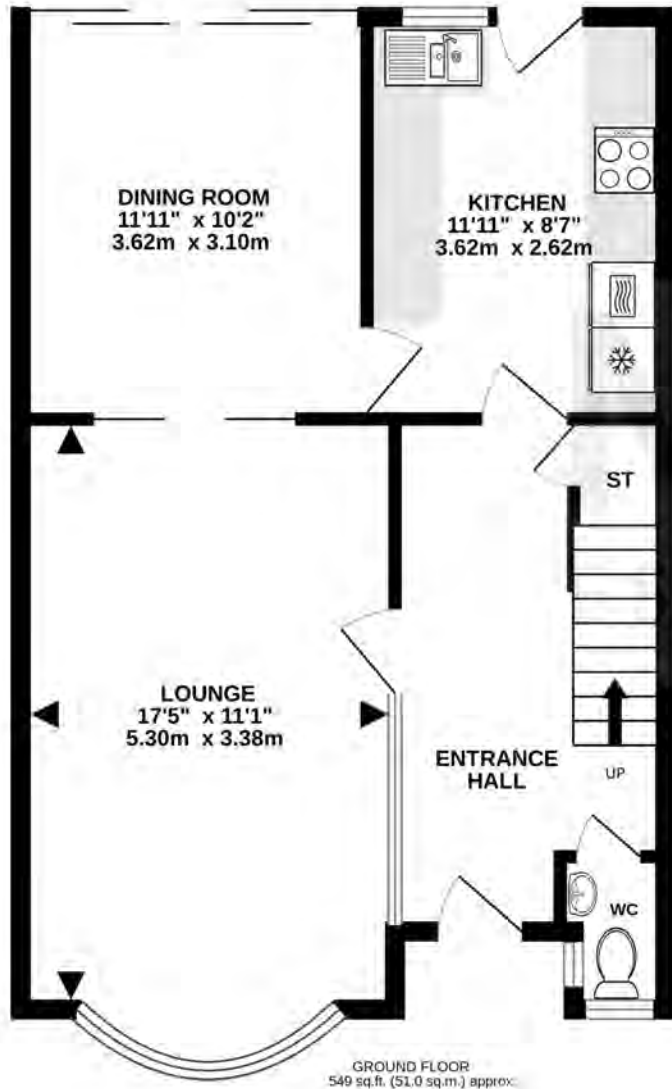
Local Authority: BCP Council

Council Tax: E



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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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.

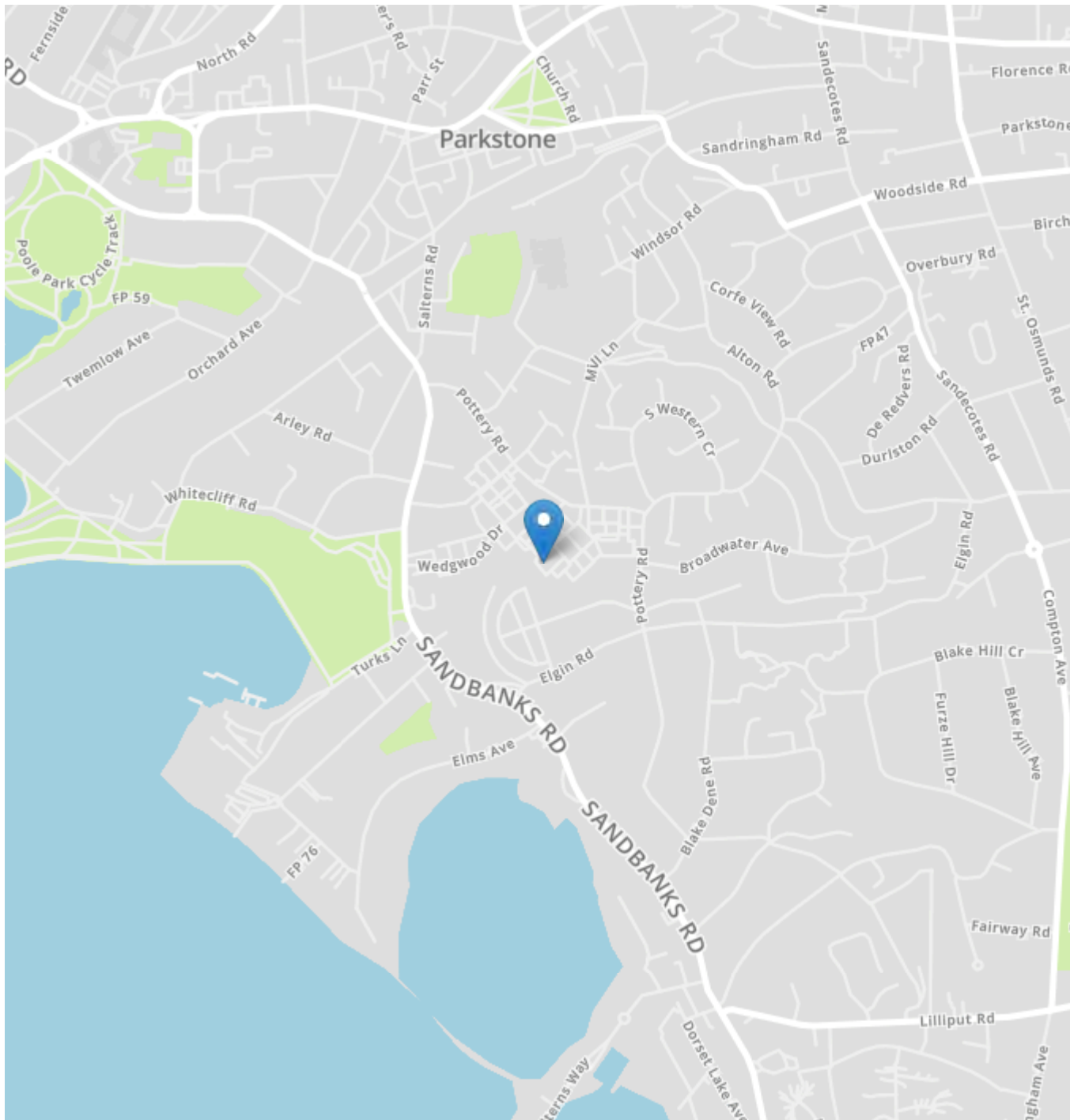



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 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 so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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.

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