



**6 Poplar Close, Poole, Dorset, BH15 1LP**



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## FREEHOLD OFFERS OVER £600,000

A spacious four bedroom semi-detached home, offering approximately 1500 sq ft of accommodation to include 2 reception rooms, a refitted kitchen/breakfast room with integrated appliances, office, ensuite shower bathroom, set in an exclusive development of just 12 houses in Old Town Poole. This well presented property has a westerly facing walled garden and uses the area in front of their home for parking. This home has been updated over the present owners' occupation and further offers gas central heating, double glazing, ground floor cloakroom and set moments from Old Town Poole and the Quay.

- 4 double bedroom semi-detached home set in an exclusive development
- Double reception room with wood effect flooring and divided into a dining area and sitting area
- Sitting room with bi-fold doors out to the garden
- Beautiful kitchen/breakfast room with a range of white high gloss handleless units with white work tops over. Attractive tiled splash backs, feature underlighting and tiled floors. This room has been extended into the original garage making it spacious and having room for a table. Integrated appliances include induction hob, extractor, double oven, dishwasher and space for American style fridge/freezer
- Utility area (formally part of the garage) with built in units and plumbing for washing machine. Further area presently used as an office
- Bedroom one with built in wardrobes and over bed storage door to ensuite bathroom
- Bedroom 2 with fitted wardrobes
- Fully tiled family bathroom with separate shower and bath
- Downstairs cloakroom
- Fully enclosed westerly facing walled garden with patio, area of lawn and side gate access
- The area in front of the house is used for parking\* and there are 2 communal spaces
- Private development of 11 houses with 8 houses having access to the private area of Poplar Close

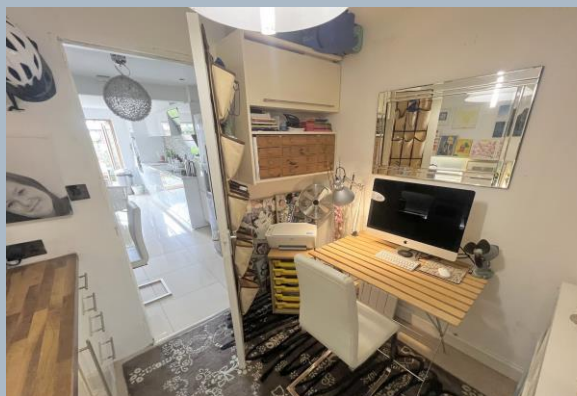
This wonderful home is set in the heart of historic Poole in a very sought after location, situated just over the road from St James' Church and church yard and being 300 meters to the Quay with its range of shops, bars, and restaurants. Poole High Street is 300 meters away and less than a mile away is Poole Train Station and Bus Station. Bedroom two has views out to the Twin Sails Bridge, with easy access to Hamworthy with its beach, park and coastal walks. The golden sandy beaches of Poole are within 3 miles and 8 local Islands, including Brownsea, are all in the harbour.

The residents of Poplar Close pay £125 a year to maintain the close and each have a share in the company Pop Court Management Company Ltd.

\*NB: In front of the garage is a small piece of land which is owned by the property and further land which is owned by the original developer. The present owners have parked 1 large and 1 small car on this land whilst they have been in occupation since 1992 although there are no specified rights to do so, they have never had any complaints, as, we understand, did the previous owners.

**COUNCIL TAX BAND: E**

**EPC RATE: C**



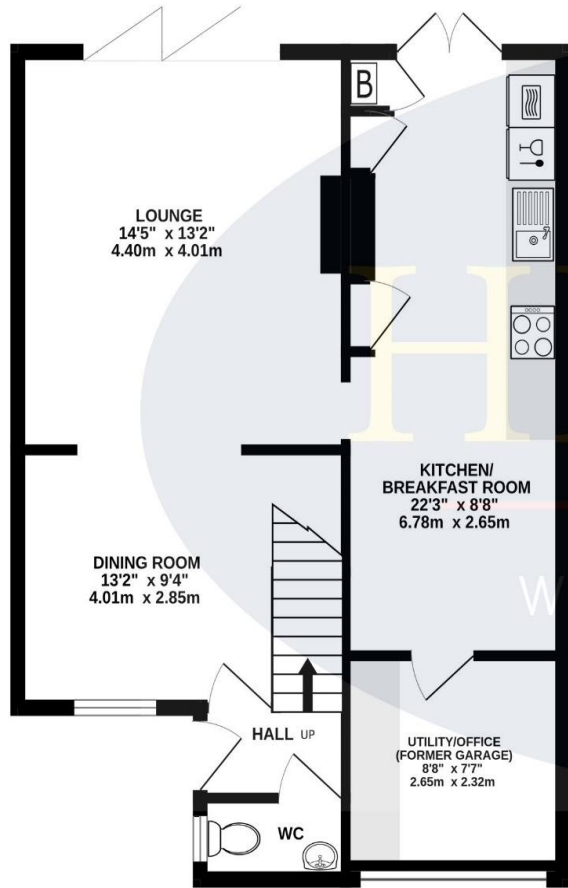




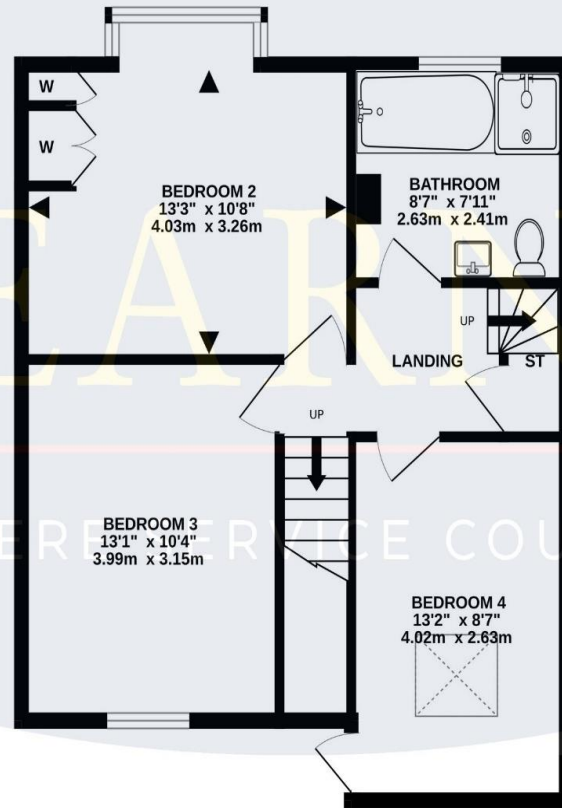


TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

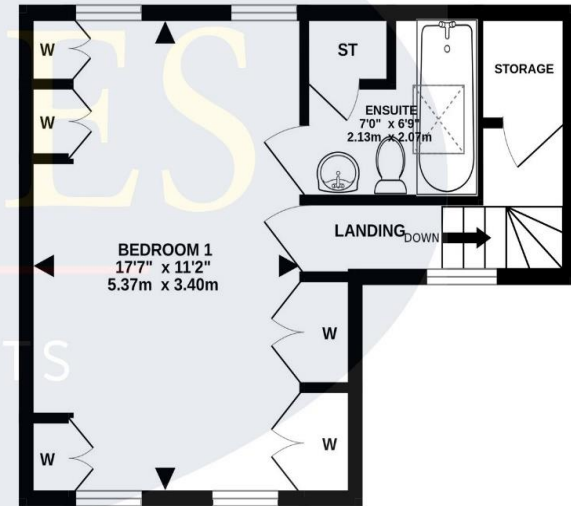
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.







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