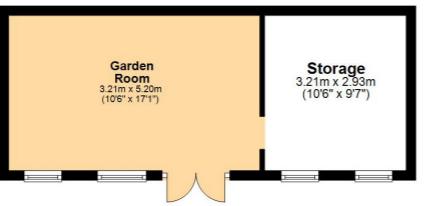




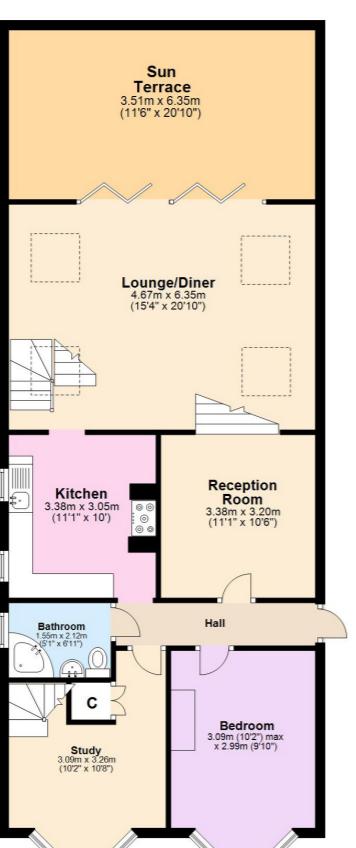
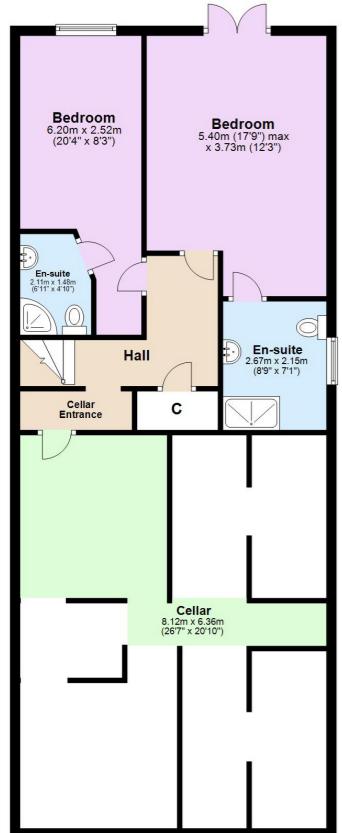
Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



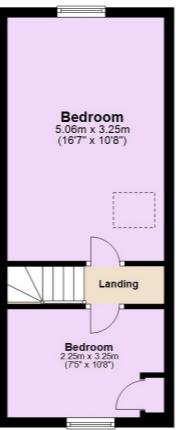
**Ground Floor**  
Approx. 128.2 sq. metres (1380.1 sq. feet)



**Ground Floor/Basement**  
Approx. 104.2 sq. metres (1122.0 sq. feet)



**First Floor**  
Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 259.5 sq. metres (2792.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.

Plan produced using PlanUp.



**24 Pottery Road, Poole, Dorset, BH14 8RF**  
**Guide Price £580,000**

**\*\* 2792 SQUARE FEET OF ACCOMMODATION \*\*** Link Homes Estate Agents are pleased to present for sale this extended five bedroom detached chalet bungalow arranged over three floors, situated in the much-desired Whitecliff location. This unique listing has an array of standout features including five bedrooms with bedrooms one and two offering modern en-suites, a bright and airy living room with direct access onto the South-Westerly facing sun terrace, a country-style kitchen and separate dining room, a mature rear garden with an out-building, an internal underground cellar with ample storage and a shingle driveway for multiple vehicles.

Pottery Road is located in the highly-desired and residential Whitecliff location, just moments away from Whitecliff Harbourside Park and Parkstone Bay Marina. Surrounded by an abundance of useful amenities including Mace with a Post Office, Coast-Surf Moto, South Deep, Koh Thai, Lilliput Surgery, Patisserie Mark Bennett and just a short drive to Sandbanks Beach and the popular Rick Stein restaurant. Ashley Cross and its array of restaurants and bars is located under half a mile away and Poole Dolphin Centre is 1.4 miles away. Local schools include Lilliput Infant school which is 1 mile away and Baden Powell Middle School which is just 0.3 miles away, both of which are well-respected and sought-after schools. The property is located close to transport links including Poole Train Station which offers a direct route to London Waterloo in approximately 2 hours 30 Minutes.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



#### Ground Floor

##### Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC door with frosted glass to the side aspect, consumer unit, feature panelling, radiator, power points, thermostat and laminate flooring.

##### Kitchen

Coved and smooth set ceiling, downlights, carbon monoxide alarm, double-glazed UPVC windows to the side aspect, wall and base mounted units, butler sink with drainer, brick splashback, 'Rangemaster' double oven with 5-point gas hob, overhead extractor fan, space for a slimline dishwasher, space for a longline fridge/freezer, larder cupboard, power points and laminate flooring.

##### Dining Room

Coved and smooth set ceiling, ceiling light, wall lights, power points, radiator, carpeted stairs with wooden balustrades to the first floor and carpeted flooring.

##### Bedroom Three

Coved and smooth set ceiling, ceiling light and fan, double-glazed UPVC bay window to the front aspect, wall lights, fireplace, power points, radiator and carpeted flooring.

##### First Floor

##### Living Room

Smooth set ceiling, ceiling lights, wall lights, Velux-style windows to the side aspect, power points, television point, radiator, feature fireplace with an electric fire, double-glazed UPVC bi-fold doors to the rear aspect onto the elevated terrace, tiled flooring.

##### Hallway

Smooth set ceiling, downlights, smoke alarm, double-glazed Velux-style window to the side aspect and wooden stairs to the first floor.

##### Bedroom Four

Downlights, double-glazed Velux-style windows to the side aspect, eaves loft access, radiator, television point, power points and laminate flooring.

##### Bedroom Five

Downlights, double-glazed UPVC window to the front aspect, radiator, power points, built-in storage cupboard, eaves loft access and carpeted flooring.

##### Study

Smooth set ceiling, downlights, double-glazed UPVC bay windows to the front aspect, radiator, storage cupboard with space for a washing machine, wooden stairs to the first floor, laminate flooring.

##### Bathroom

Smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window to the side aspect, partially tiled, panelled corner bath with overhead shower heads, pedestal sink, toilet, heated towel rail and tiled flooring.



#### Lower Ground Floor

##### Hallway

Smooth set ceiling, ceiling lights, access to the cellar housing a brand-new combi boiler, carpeted stairs with wooden balustrades, airing cupboard with shelves and two under-counter appliances, telephone point, smoke alarm and carpeted flooring.

##### Bedroom One/ En-Suite

Smooth set ceiling, ceiling light, double-glazed UPVC frosted windows to the side aspect, double-glazed UPVC French doors to the rear aspect and opening onto the patio, radiator, power points, television points and carpeted flooring.

Smooth set ceiling, downlights, extractor fan, double-glazed UPVC frosted window to the side aspect, partially-tiled, double walk-in shower with a waterfall shower head, an extra showerhead, pedestal sink, toilet, stainless steel heated towel rail, wall-mounted mirror, shaver point and tiled flooring.

##### Bedroom Two/ En-Suite

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Smooth set ceiling, downlights, extractor fan, partially-tiled, enclosed shower with a waterfall shower head, an extra showerhead, pedestal sink, toilet, stainless steel heated towel rail, tiled flooring.

##### Outside

##### Terrace

Surrounding brick walls, panelled glass, steel rails and artificial grass.

##### Garden

South-Westerly facing patio area, laid to lawn, brick-built walls, surrounding fences, surrounding shrubbery, rendered and raised pond and tiled path to the out-building.

##### Out-Building

Wooden out-building with power and lighting.

##### Driveway

Shingled driveway for multiple vehicles, side access, surrounding fences, wooden gates, wooden car-port.

##### Useful Information

###### Agent's Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: D - Approximately £2,254.94 per annum  
This property benefits from fibre broadband.

###### Stamp Duty

First Time Buyer: £19,000  
Moving Home: £19,000  
Additional Property: £48,000

