

Whitefield Road Whitecliff BH14 8DD

Guide Price £730,000 Freehold

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## Property Summary

A stunning four-bedroom detached home with an enviable setting moments from Harbourside Park and well-regarded schools. Throughout the property is presented in first class order and without doubt the heart of the home centres around an amazing open-plan kitchen/lifestyle room that opens to a generous landscaped rear garden which enjoys a Westerly aspect.



## Key Features

- Entrance hallway with storage and cloakroom
- Separate living room
- Kitchen/lifestyle room with bifold doors to the garden
- Utility room with courtesy doors to outside
- Four bedrooms
- Contemporary bathroom
- Landscaped Westerly facing garden
- Off-street parking
- Sought after location close to schools and Poole Harbour



## About the Property

On entering the property, you immediately become aware of the level of finish this home presents. The welcoming hallway has storage and a cloakroom, and doors open from the hallway to both the living room and kitchen/lifestyle room. As can be seen from the images, the kitchen/lifestyle room certainly has the 'Wow' factor. The kitchen area has been beautifully fitted with a comprehensive range of units and appliances, and the Quartz topped peninsula unit is ideal as both a breakfast bar and an entertaining space. The room extends to a dining and lounging area where bifold doors open to the rear garden.

Sensibly, there is a separate utility room that allows the noisier household appliances to be hidden away, and the utility room has the benefit of two doors which are located to both the front and rear. The ground floor also offers a separate living room that enjoys an elevated positioning from the road.

The first floor has three comfortable double bedrooms and a smaller fourth bedroom that is currently in use as a study. The bedrooms are serviced by a contemporary bathroom with both a bath and a separate shower cubicle.

To the front of the property, there is off-street parking on a brick block paved frontage. To the rear there is an entertaining patio that extends to the main garden, the majority of which is laid to lawn. The garden is surrounded by established shrubs and trees and to the rear of the garden there is a secondary seating area/sun terrace.

Tenure: Freehold

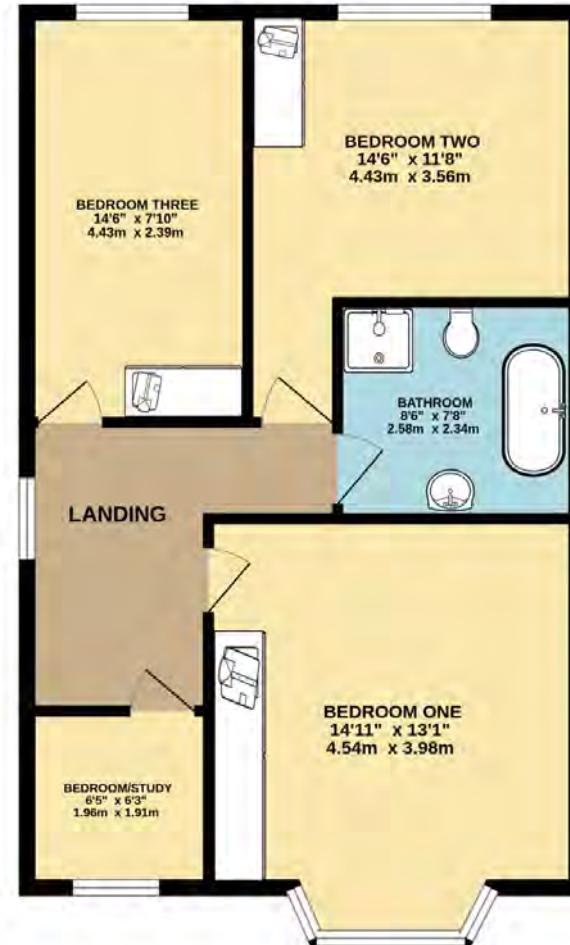
Council Tax Band: D



GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.2 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.



## 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.

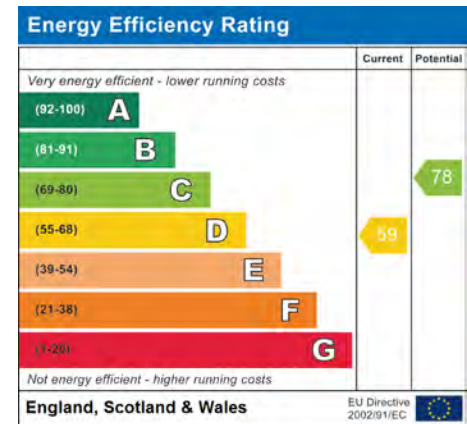
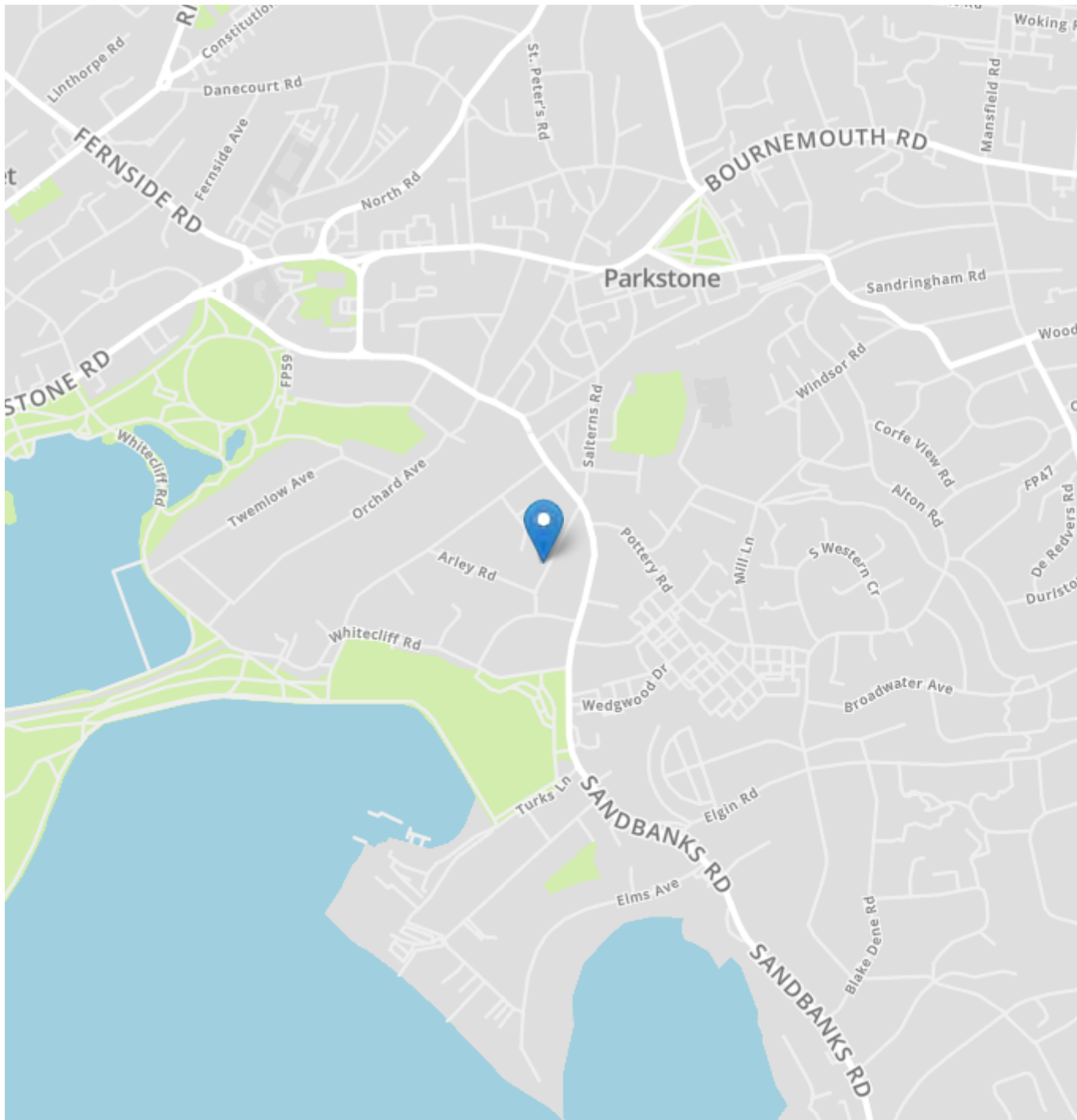


## About Mays

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 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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