



**2 Wellwood Close, 29 Forest Road,
Branksome Park, Poole, Dorset, BH13 6EL**

HEARNES

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2 Wellwood Close, 29 Forest Road, Branksome Park, Poole, BH13 6EL FREEHOLD £895,000

A stunning 4 bedroom, 3 bathroom, semi detached townhouse, with garage and 2 parking spaces, set in this exclusive and highly desirable development in Branksome Park. Built in 2010 and forming part of 13 executive, traditional mews style homes. This 'turnkey' home has a flexible lay out and is set laid over 3 floors with a welcoming open plan kitchen/dining/day room overlooking the rear garden, further ground floor sitting room, study, and ground floor utility room/cloakroom. On the first floor is a generous master suite to include a dressing area with fitted wardrobes and an en suite shower room, along with another bedroom and bathroom. On the second floor is a bedroom with ensuite shower room and a further bedroom, presently used as a snug/tv room. There is also a walk in, full height storage room, providing excellent space, or could be used as a gym, study space or dressing room. The home is bright with modern fresh décor and has a feeling of luxury with tasteful interior design. The current owners have updated the property to give it a charming and elegant feel throughout. The westerly facing garden is a good size, very private and has a side path which leads to a side access door into the garage. The location is within a mile of both the beach and sea at Branksome Chine and the diverse array of shops, restaurants, and bars in Westbourne.

- Elegant 4 bedroom, 3 bathroom semi detached townhouse home set in an exclusive development of 13 homes
- Fabulous open plan kitchen/dining/day room with fitted kitchen in an extensive range of base and eye level units with quartz work tops over, continuing to form a breakfast bar. Integrated Bosch appliances to include induction hob, extractor, oven, microwave, dishwasher and 2 under counter fridges.
- Tiled entrance hall, which continues into the kitchen/dining/day area. Underfloor heating throughout the ground floor
- Separate ground floor cloakroom/utility with wc, wash basin and space and plumbing for washing machine and undercounter freezer
- Wonderful master suite to comprise a sleeping area, separate dressing area having built in wardrobes with hanging space and shelving and door to fully tiled en suite shower room with fitted double walk-in shower
- Bedroom 2 with built in wardrobes and adjacent family bathroom
- Bedroom 3 having an ensuite shower room
- Bedroom 4 is currently used as a snug
- Good size full height walk in storage room
- Westerly facing garden which has been laid with an artificial lawn for low maintenance living and is fully enclosed with a backdrop of trees. Path to side garage access
- Single garage (first garage on the left next to the house) with electric door, power and light and side door giving access to the garden
- Vacant and sold with no forward chain

Wellwood Close is set on Forest Road in Branksome Park, down a private drive, conveniently located just over half a mile to Tesco, and slightly further on to the shops and conveniences at Westbourne and under a mile to Branksome Beach and sea. The property is within a few hundred yards of Branksome Chine, providing a wonderful walk down to the sea and the new Rockwater Restaurant that recently opened. Penn Hill and Ashley Cross are also close by, Bournemouth is just over 2 miles away and Poole town centre is around 4.5 miles away.

Maintenance charges: Approximately £1200 per annum to cover all the communal areas

COUNCIL TAX BAND: G

EPC RATE: C

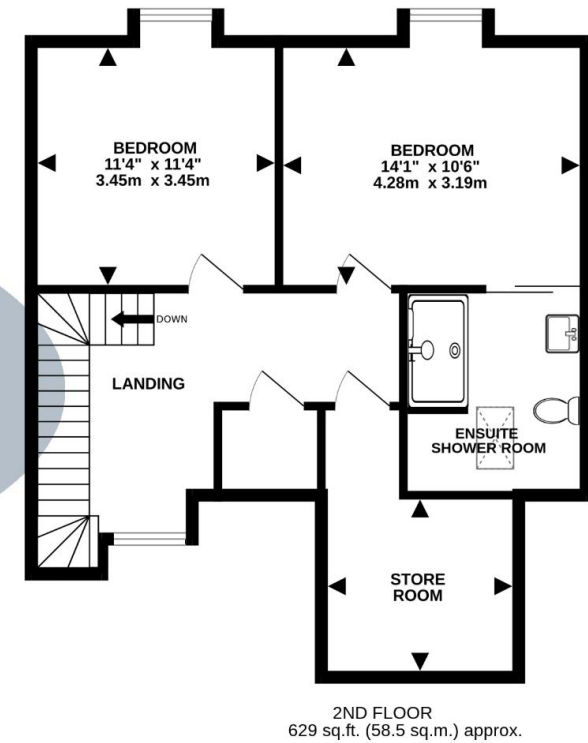
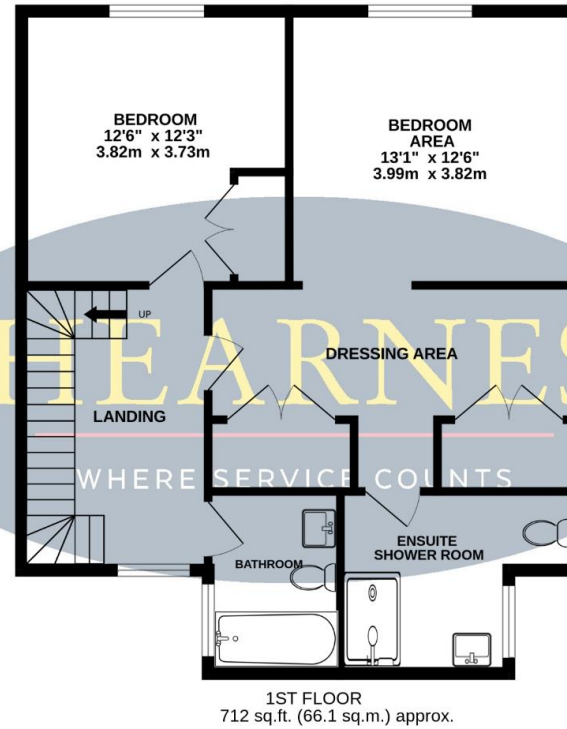
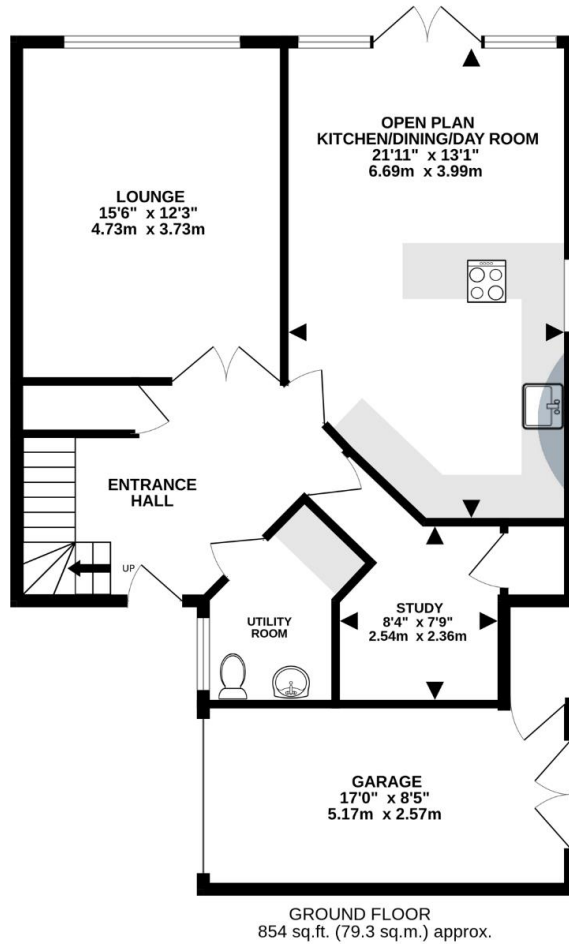






TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.

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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