

Mill Lane  
Whitecliff BH14 8RJ

Guide Price £800,000 Freehold





MAYS

## Property Summary

A brand new contemporary four double bedroom, three bathroom detached residence, offering flexible accommodation, feature kitchen lifestyle space with vaulted ceiling, utility room, integral garage and landscaped grounds. Perfectly situated in a highly desirable Whitecliff location.



## Key Features

- Stunning brand new detached house
- Luxury open plan kitchen lifestyle space
- Separate lounge/Bedroom 4
- Contemporary kitchen
- Utility room
- Three double bedrooms, one with ensuite
- Modern family bathroom
- Additional shower room on the ground floor
- Sunny plot in desirable Whitecliff
- Integral garage



## About the Property

This stunning brand new detached house is set back on a well-positioned sunny plot boasting turn-key living, flexible accommodation and a desirable Whitecliff location.

The property is approached via a block paved drive allowing side access and flexible off-road parking for various vehicles.

A real feature of this property is the arrangement of accommodation which allows for modern living and the opportunity of an optional downstairs bedroom and shower room.

No detail has been spared in the luxury open plan kitchen lifestyle space, offering defined dining and lounging areas, a feature vaulted ceiling and direct access outside via bi-folding doors. The contemporary kitchen offers a quality range of integrated appliances and fitted cupboards with a stone top and leads to a useful utility room with a door to the outside and an integral garage.



A front lounge reception room or bedroom four can be located to the front of the property and overlooks the landscaped drive.

Rising to the first floor, three double bedrooms await with the main bedroom enjoying an ensuite shower room. The second and third bedrooms are equally a good size and are served by a modern family bathroom.

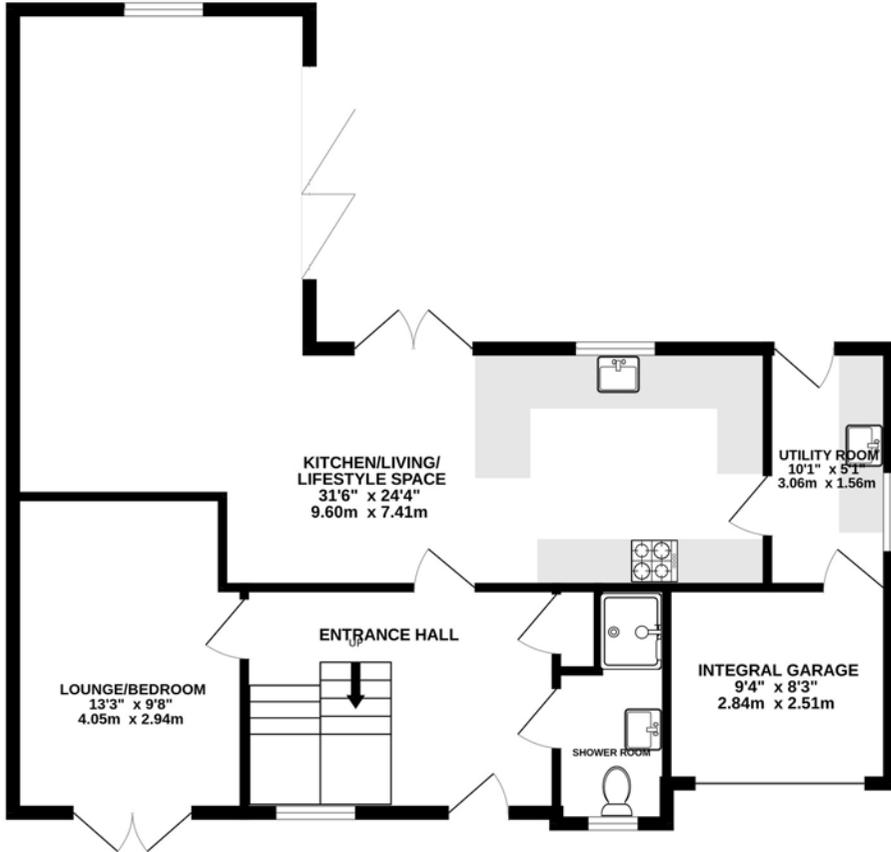
A modern shower room completes the accommodation off the entrance hallway along with a useful storage cupboard.

Externally the property benefits from a clean looking exterior incorporating a block paved driveway providing ample parking and access to the integral garage. Immediately adjoining the rear of the property is a patio terrace ideal for entertaining and alfresco dining, and the landscaped level garden is enclosed by new fencing and sleeper borders.

Tenure: Freehold

Council Tax Band: To be confirmed

**GROUND FLOOR**  
882 sq.ft. (82.0 sq.m.) approx.



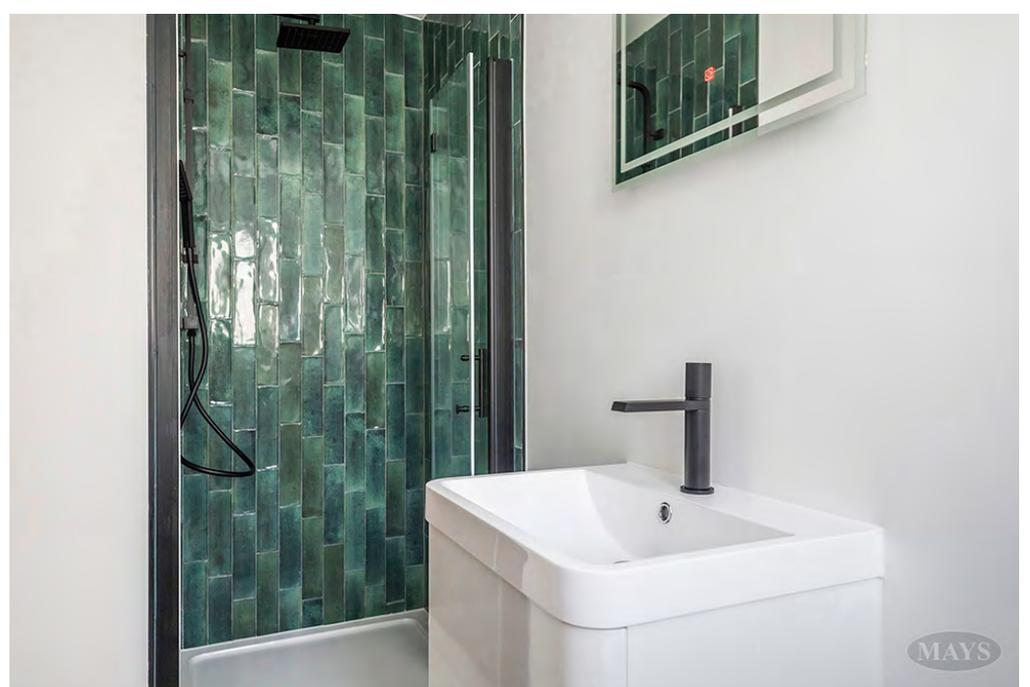
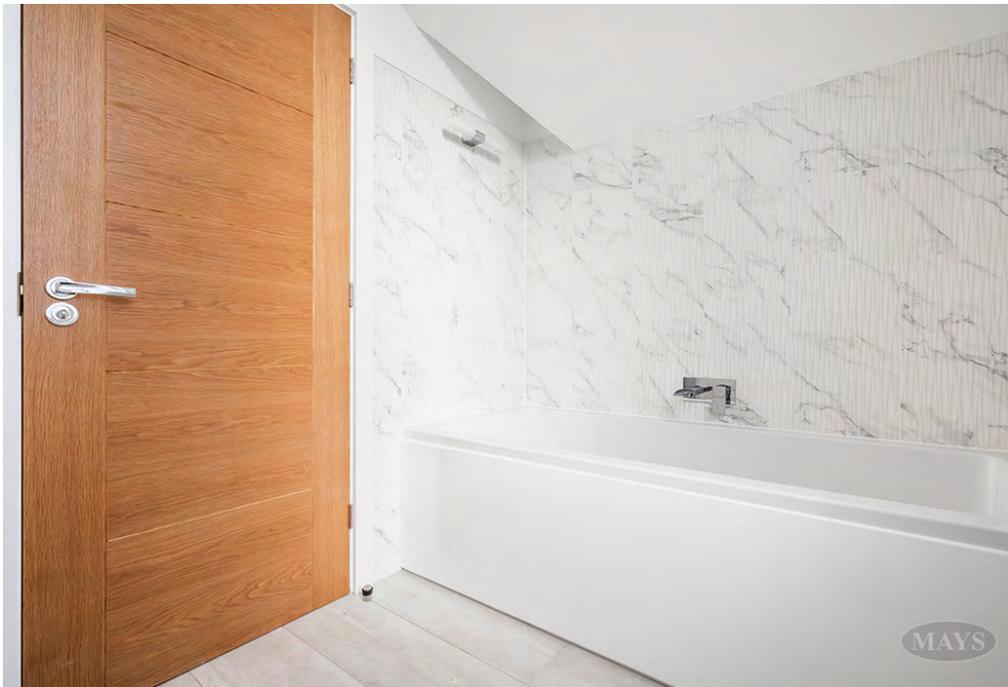
**1ST FLOOR**  
637 sq.ft. (59.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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.

Made with Metropix ©2024



## 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 closeby. 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.

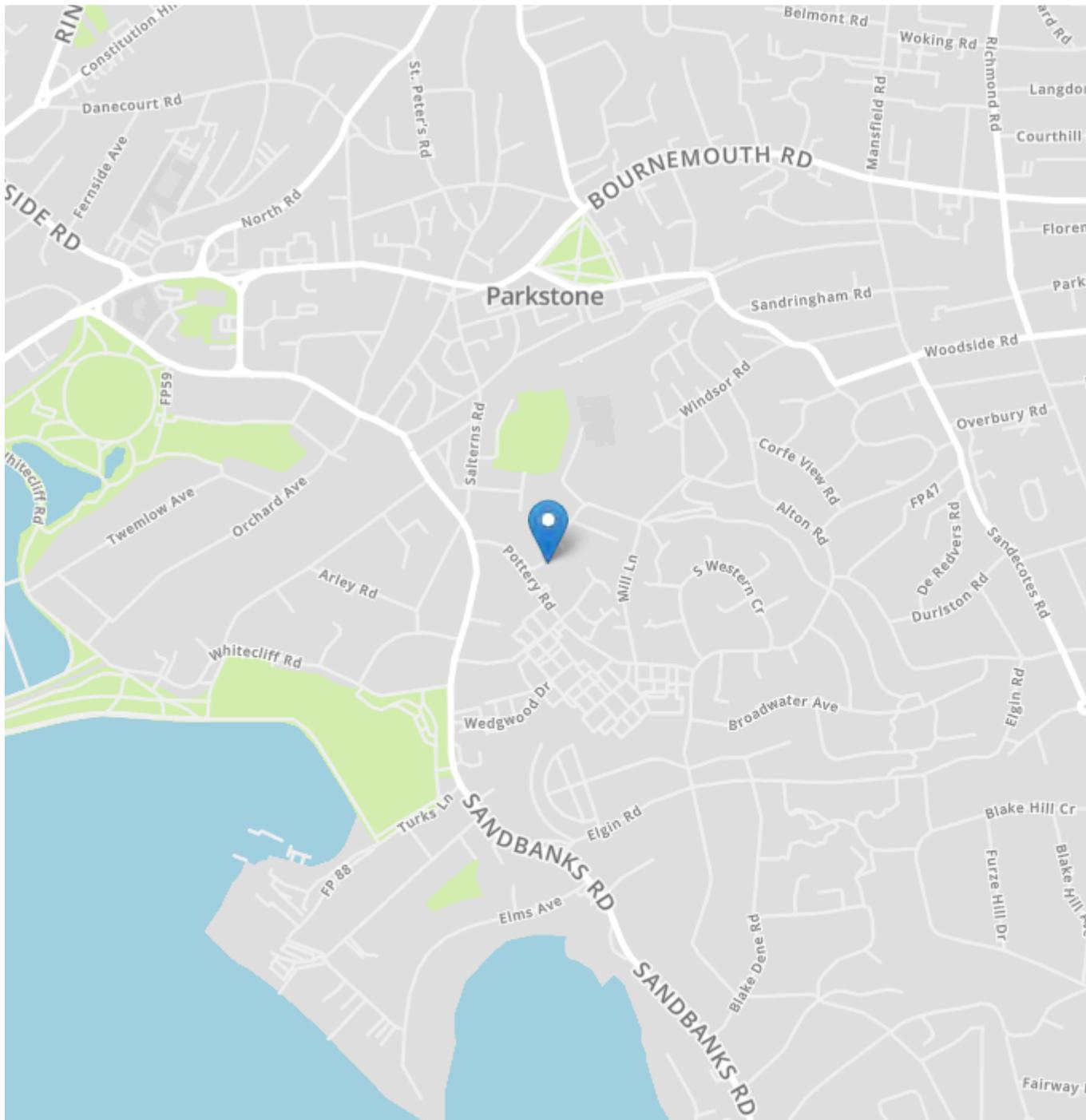


## About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

