

FOR SALE

92 Wedgwood Drive, Whitecliff,  
Poole, Dorset BH14 8EX



PHILIPPA SOLE





£499,950

—  
Beautifully presented 3 bedroom house

Living / dining room & separate kitchen with direct access to garden

Family bathroom with bath & shower plus newly fitted cloakroom

Secure fenced & walled rear garden with gate access to Pottery Road

Baden Powell & Poole High School Catchment

Garage with mains electricity & light

300m to local shops at Whitecliff

Close to Whitecliff Harbourside Park

Maintenance: £680 PA including communal gardening, painting of external woodwork and garage door every 4 years and £20 standing charge for electric power to garage (light & socket).

Freehold

## About this property

This pretty three bedroom mock Georgian house is located in a quiet position on the edge of the popular residential community of Wedgwood Drive. The property has been well maintained by the current owner, yet offers scope to create a more contemporary open-plan layout on the ground floor should that be your taste. The property is located within a level walk of the shops, park and water's edge at Whitecliff and benefits from a garage in a block. Falls within Lilliput, Baden Powell & Poole High school catchments.

The spacious entrance hall greets you with a warm welcome into this homely home! The layout of the ground floor is perfect for both relaxing and entertaining, with a large lounge with a lovely bay window and glazed doors that lead through into the dining room and out into the garden. The property benefits from beautiful outdoor surrounds, with landscaped communal lawns at the front and a sunny private garden at the rear creating a lovely balance between shared green areas and private outdoor enjoyment. The open flow from the lounge and dining room to these views enhances the sense of space and connection to nature. The modern kitchen has a fresh white colour palette with splashes of blue to create a crisp, clean, and calming atmosphere. Paired with contemporary appliances, the colour scheme balances functionality with style, creating a kitchen that's both efficient and beautiful.

The first floor layout is both practical and comfortable, with two good-sized bedrooms offering plenty of storage thanks to fitted wardrobes. The inclusion of a family bathroom with both an Aqualisa shower and a separate bath adds convenience and a touch of luxury. Bedroom three also has integrated wardrobes, making efficient use of space. Additionally, there is a large storage / airing cupboard on the upstairs landing.

The garden is a well-thought-out paved space, blending functionality with comfort. With multiple seating options, it's perfect for relaxing or entertaining, making it a practical and enjoyable extension of the home. The planting along the borders adds a splash of greenery, offering a touch of nature without overwhelming the space. The property benefits from its own garage, which is conveniently also fitted with electricity, power and light.

## Location

Located in a much sought after residential location, just a few minutes' walk from Baden Powell Junior school. Whitecliff Harbourside Park and local shops are within a level walk, whilst Ashley Cross, with its array of restaurants, coffee shops and bars, as well as its train station offering a direct line into London Waterloo in approx. 2 hours is just under a mile away.





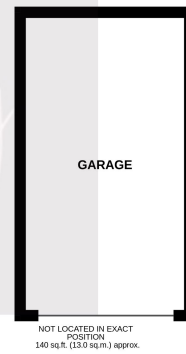
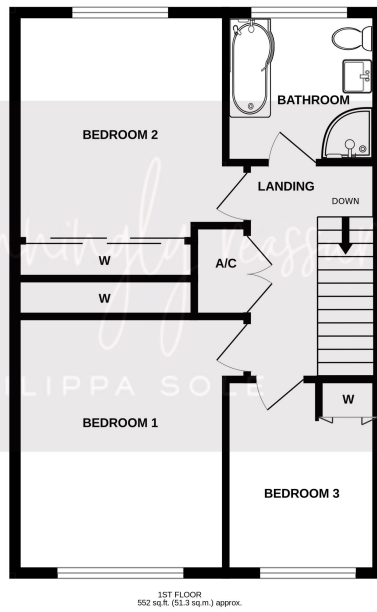
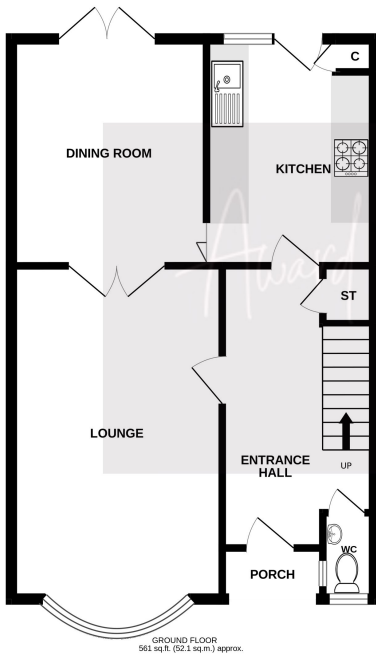






TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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