



**Copeland Drive, Whitecliff BH14 8NW**  
**£485,000 Freehold**

**MAYS**  
ESTATE AGENTS



## Property Summary

Nestled on the edge of a prestigious modern development, this superb three-bedroom home offers generous living space, abundant natural light, and a tranquil setting. The property enjoys a discreet position with manicured lawn views to the front and immediate access to communal green spaces via a courtesy gate at the rear. With no passing traffic and local amenities nearby, this residence presents an ideal opportunity for buyers seeking a spacious and serene retreat.



## Key Features

- Superb three bedroom home
- Spacious living room with bay window
- Separate dining room
- Sun Porch accessible from the dining area & opening to the rear garden
- Well-appointed kitchen
- Principal bedroom with built-in wardrobes
- South west facing landscaped rear garden
- Two further bedrooms, one with storage
- Private garage
- Conveniently located close to Whitecliff Village & Harbourside Park



## About the Property

Upon entering, you are greeted by an impressively large hallway featuring a cloakroom w/c, a convenient storage cupboard, and a glass partition that allows natural light to flow freely. The spacious living room benefits from a striking bay window, while glazed internal doors open into the dining area, creating a seamless space perfect for entertaining. The sun porch, accessible from the dining area, provides a bright and airy transition to the landscaped rear garden.

The well-appointed kitchen, adjacent to the dining room, boasts a comprehensive range of fitted units, ample work surfaces, and freestanding appliances. A rear door leads directly to the patio terrace, offering effortless indoor-outdoor living.

Upstairs, three generously sized bedrooms provide comfortable accommodation, with the main bedroom featuring two sets of built-in wardrobes. The second bedroom also benefits from fitted storage, while all rooms are served by a spacious, well-designed bathroom.

The south/west-facing rear garden has been beautifully landscaped with mature shrubs for privacy and ease of maintenance. A large patio area is ideal for outdoor gatherings, while a pathway leads to a rear courtesy gate, providing direct access to communal lawns and the nearby Whitecliff Harbourside Park. The property also includes a private garage for additional convenience.

This thoughtfully designed home offers added value potential in a covenant and peaceful setting—an excellent choice for those seeking space, style, and tranquility.

Tenure: Freehold

Notes: To manage the landscaped grounds of the development, there is a small annual charge of approximately £480 per annum.

Local Authority: BCP Council Council Tax: E

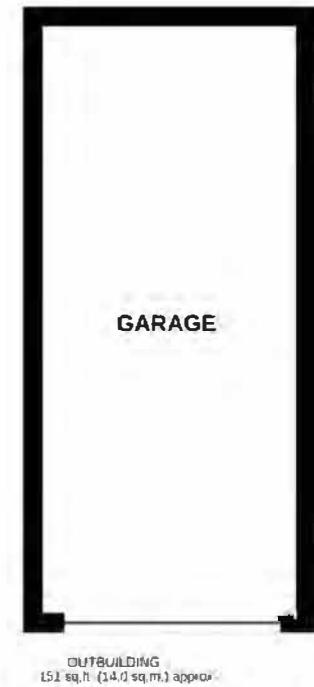
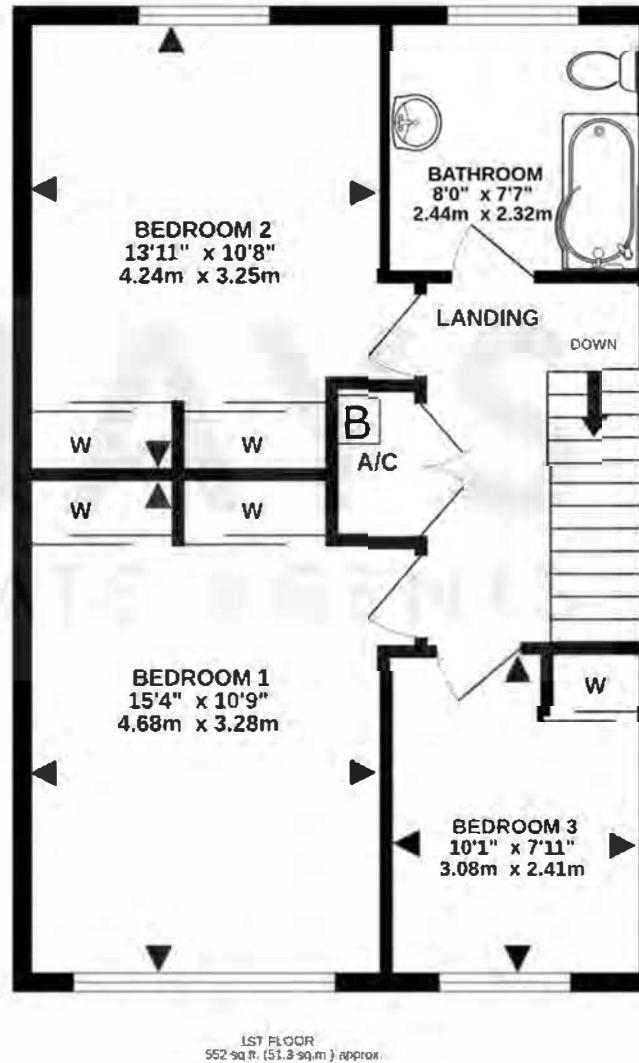
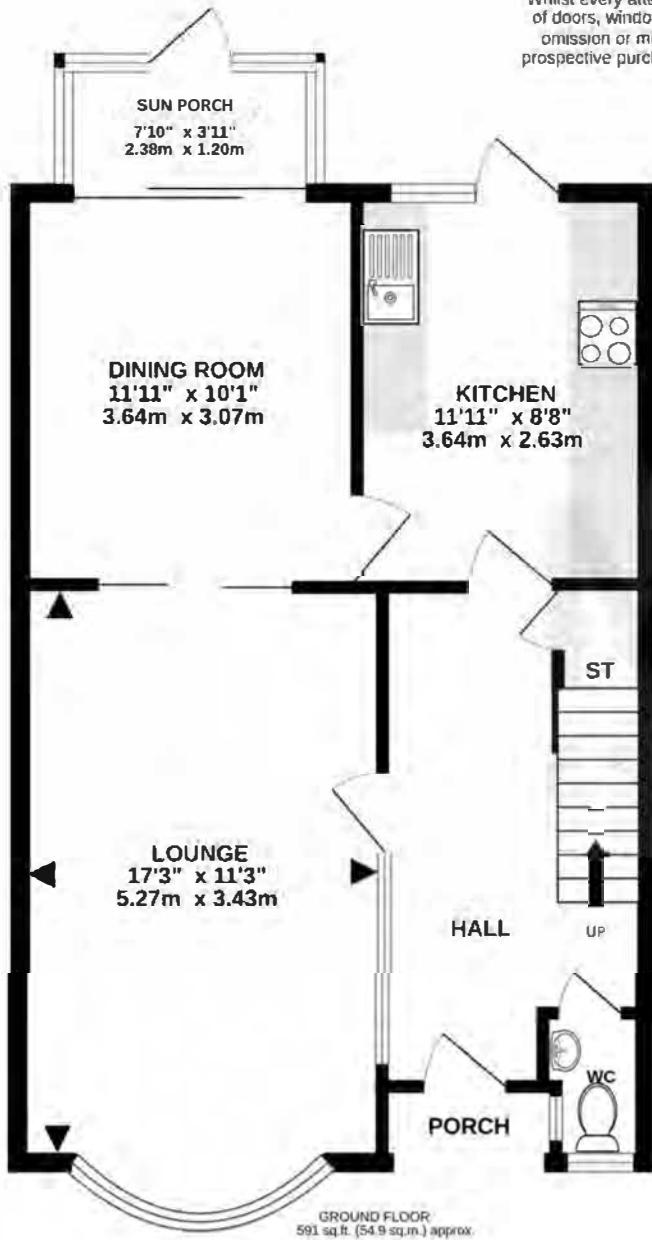


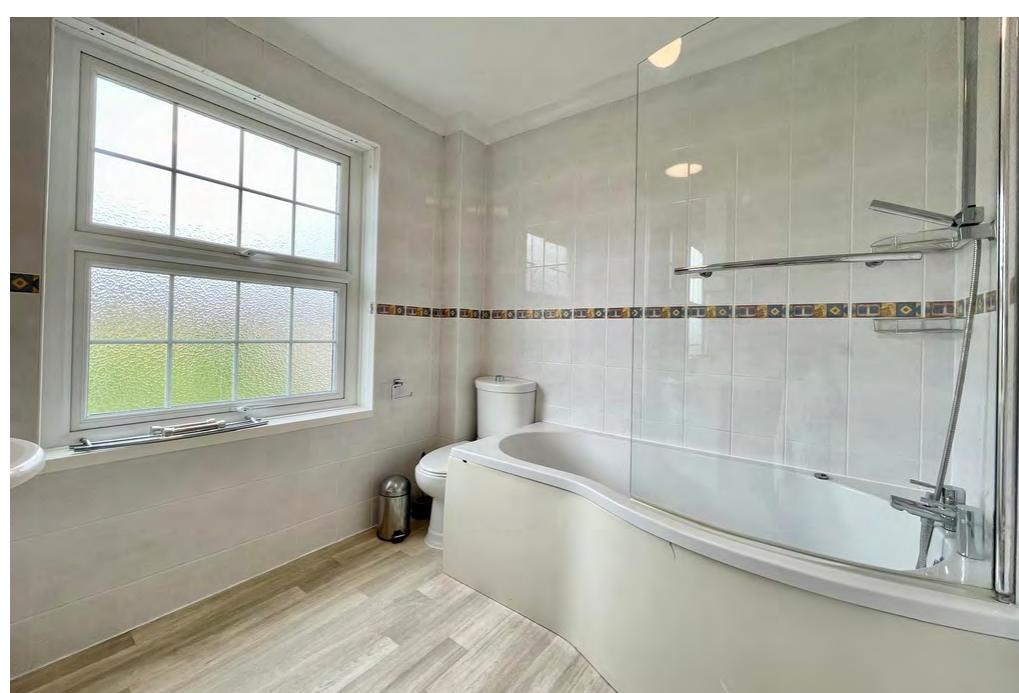
#### **INCLUDING OUTBUILDING**

**TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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.

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## 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.

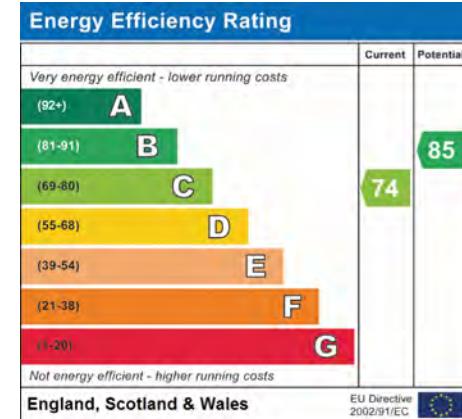
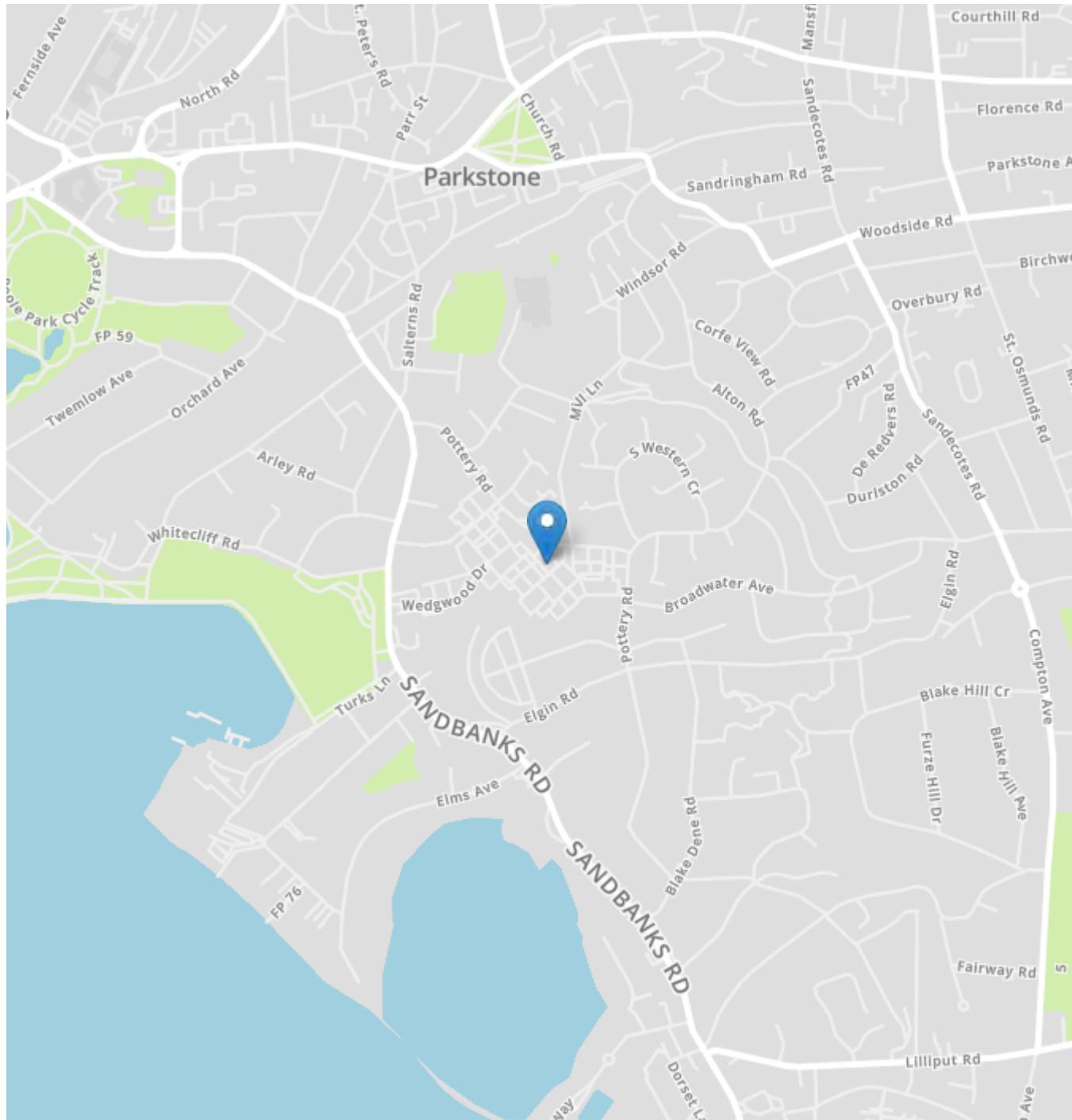


## About Mays

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 30 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 so long.



#### 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.

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