

**Ballard Close, Poole Quay,
Dorset, BH15 1UH**



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Freehold Price

Guide Price £1,100,000

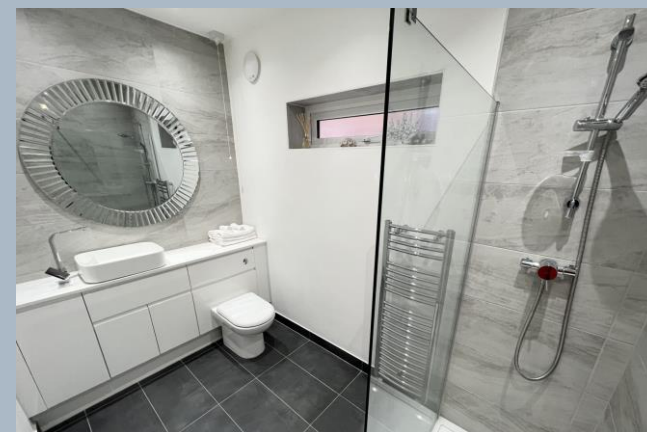
An absolutely stunning 4/5 bedroom detached town house set in a premiere location on the harbour front of Poole, that has undergone modernisation and refurbishment throughout in 2021 with phenomenal views across the harbour to Brownsea Island. Offering well planned accommodation set over 4 floors, with outstanding harbour views, 2 balconies, enclosed front and rear garden, garage, and secure off-road parking. The top floor (2nd floor) offers a fabulous master suite with ensuite shower room, dressing room, lots of fitted wardrobes and balcony benefitting the views of the Harbour. Presented in 'show home' condition throughout with a luxury contemporary and stylish finish, the home is a true delight. The setting is delightful, with the comings and goings of the harbour making a truly ever-changing view out over the water. Closer you can see the fishing boats and fishermen and further out, the open sea and variety of boats in the harbour. All furnishings available via separate negotiation.

- 4/5 bedroom detached town house with 2260 sq ft of luxury accommodation
- Beautifully presented throughout, to exacting standards, with European oak flooring, new carpets, new double-glazed windows, new internal doors, redecoration, new roof in 2017, all new bathrooms and sanitaryware, alarm system and boiler
- All furnishings available via separate negotiations
- New shaker kitchen, fitted in 2021, with John Lewis integrated appliances to include, Neff oven, hob and extractor, dishwasher, washing machine, wine fridge, Bosch fitted fridge/freezer, Rangemaster and enamel sink with large flex handle/tap
- Ground floor utility room with space and plumbing for a washing machine and tumble dryer
- 2 balconies, which have recently been replaced with 'Sunseeker' railings and offering a stunning harbour views out to Brownsea Island
- Stunning master suite, covering the whole of the top floor with a large main room, fitted wardrobes, balcony, separate dressing room and ensuite shower room
- 3 ground floor bedrooms with a luxury, contemporary shower room
- Lower ground floor bedroom 5/reception room (no window) providing additional versatile accommodation
- Enclosed front garden laid with Indian Sandstone tiles with access to the front of the property and waterfront beyond, the main house entrance is shared down the left hand side of the building with the neighbour
- Rear enclosed patio garden
- Rear entrance through an electric door leading to a single garage and a further manual door providing secure off road parking for 1 car
- No forward chain

Set in the heart of Poole Quay, only a few minutes' walk to the restaurants and bars along with the shopping centre only approximately a 10-minute walk away. The train and bus lines are easily accessible, and this home is ideally located for beautiful harbour front walks through Baiter Park to Whitecliff and Poole Park.

COUNCIL TAX BAND: G

EPC: D

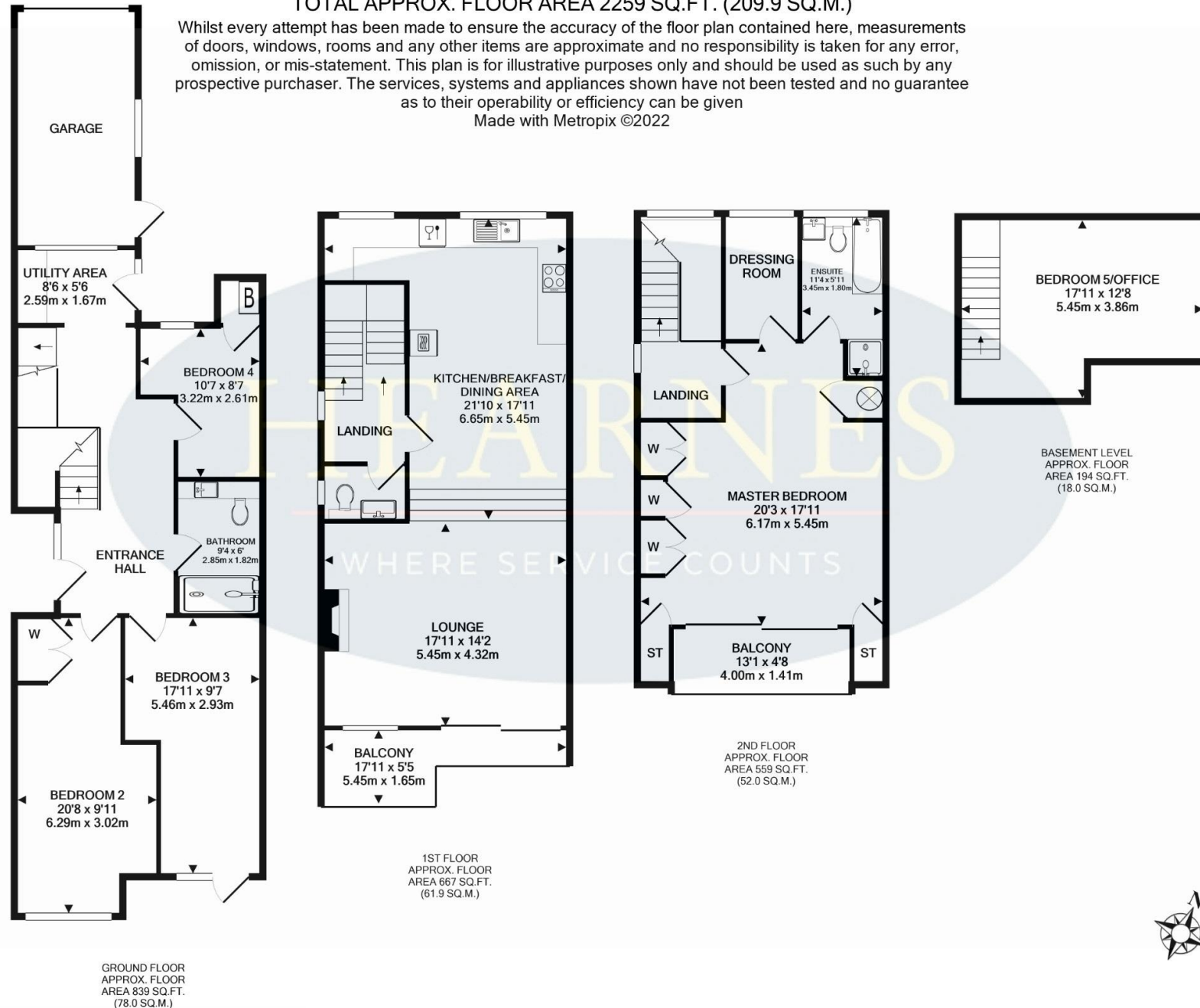






TOTAL APPROX. FLOOR AREA 2259 SQ.FT. (209.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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