

FOR SALE

15 Copeland Drive, Whitecliff, Poole,  
Dorset BH14 8NR



PHILIPPA SOLE





£499,950

Refurbished throughout

No forward chain

Bespoke designed kitchen

Ensuite and family shower room.

Utility cupboard

End of terrace

South westerly facing garden

Garage in block

Council Tax Band E - £2625.02

Approximately £440 per annum.

Freehold

## About this property

This beautifully refurbished end of terrace home boasts, 3-bedroom, two shower rooms, one en-suite and is situated in a prime position within a lovely development, benefiting from a west-facing garden and ensuite over looking communal grounds. Extensively renovated by the current owners, this property combines classic charm with modern conveniences and is offered with no forward chain.

An impressive front door and entrance hall that leads into the property. A newly fitted bespoke kitchen with quartz counter tops, pull-out units, and ample storage, along with high-end appliances, including two dishwashers, a fridge-freezer, and a convenient hatch through to the dining area and door into the garden. Traditional heritage-style radiators and Karndean flooring run throughout the space, complemented by a stone fireplace with a black granite hearth, suitable for an electric style heater. The open-plan lounge and dining area is bright and inviting, with plantation shutters in the living room, double doors to the dining area, and french doors leading out to the garden. Upstairs, the main bedroom includes an ensuite shower room and extensive fitted wardrobes, offering ample storage and electric curtain. The second bedroom features fitted wardrobes with a built-in shelving and desk, while the third bedroom also includes fitted storage. A spacious utility cupboard accommodates a stacked washing machine and dryer, while the family shower room is equipped with a corner shower, vanity unit, and heated towel rail. The bright and sunny rear south west facing garden features a new patio and electric-operated sun blind, beyond the lawned area is a garden shed, adjacent is a small sunny patio area that captures the morning sun. A rear garden gate gives access into the the development. Additional features include and a sophisticated air ventilation system running from the utility cupboard and through the bathrooms to ensure full ventilation. A single garage is conveyed with the property which has been fitted with two bike locks and a new steel door. The communal gardens are taken care of by the management company, as is the exterior paintwork of the properties and garages.

## Location

Located in a quiet park behind Copeland Drive, yet within easy access to on-road parking on Pottery Road. Number 15 occupies an enviable position being end of terrace and overlooking the well maintained communal gardens. Both Lilliput and Baden Powell schools are within close walking distance as well as Whitecliff Park, the local shops of Whitecliff and an array of bars and restaurants in Ashley Cross. Also within walking distance is Parkstone train station giving direct access to London in under 2 hours.

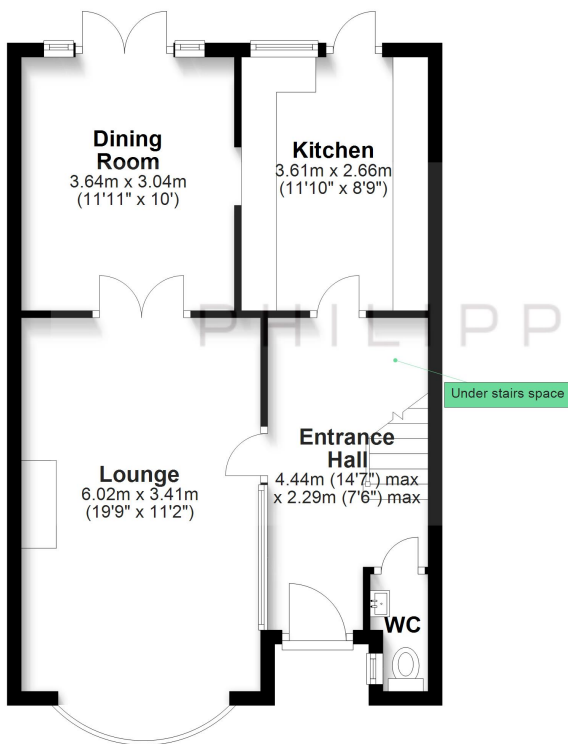
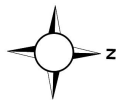






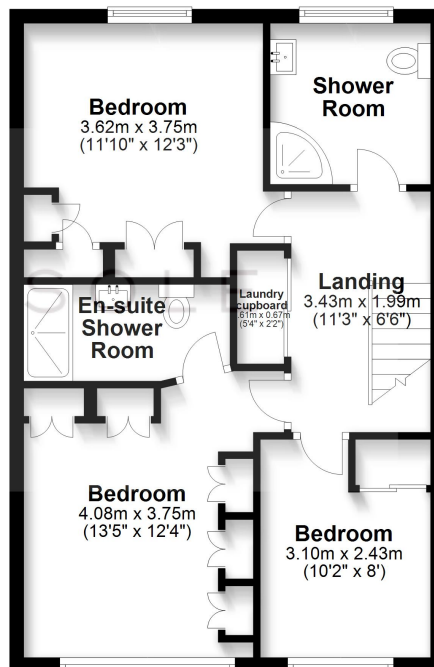
### Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



### First Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



Total area: approx. 103.3 sq. metres (1112.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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

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