



**4 Liberty Way, Poole Quarter, Poole
Dorset, BH15 1YA**

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FREEHOLD GUIDE PRICE £340,000 - £350,000

****GUIDE PRICE £340,000 - £350,000**** A beautifully presented 3 bedroom, 2 bathroom town house, set close to the water in a sought after Poole Quarter development. Built in 2006, and recently undergone refurbishment, is this stylish home set over 3 floors. There is a stunning ground floor kitchen, that was refitted in 2023, and this leads to a dining room and then onto the garden. The kitchen has integrated appliances, window to the front and is a fabulous entertaining area. There is a generous first floor lounge with southerly facing Juliet balcony, wood flooring and decorated in soft neutral tones. The property offers versatile living accommodation and is set only 500 meters from the harbourside at Baiter Park. It also has the benefit of allocated parking, gas central heating via radiators and a low maintenance enclosed rear garden with deck area, and attractive fencing.

- Beautiful town house with stylish internal décor throughout
- 3 bedrooms with 2 bathrooms
- Stunning shaker style kitchen with quartz worksurfaces and splashbacks, fitted in 2023 offering an integrated Siemens gas hob, oven, extractor, Bosch dishwasher and space and plumbing for washing machine
- Double doors from kitchen leading to the dining room, offering flexibility as an open plan room, or as 2 separate room. This ground floor area is extremely stylish with Karndean flooring throughout
- Dining room leading to the garden via French doors
- Ground floor cloakroom, family bathroom and en-suite shower room
- Bright first floor sitting room with Juliet balcony overlooking the front with wood effect flooring
- Entrance hall with wooden floors and cloakroom
- Generous master bedroom with ensuite shower room
- Enclosed low maintenance rear garden with deck area, area of artificial grass, rear access gate and attractive fencing
- Newly fitted carpets and flooring throughout
- Double glazing and gas central heating
- 500 meters to the harbourside
- Allocated parking bay

Set opposite an attractive landscaped area, this property is in a development of 4 town houses. As well as being so close to the harbourside the property is within a short walk of Poole Town Centre and the train and bus station leading to London. The town centre is approximately half a mile away as is Poole Quay. Poole Park and Whitecliff are also within half a mile, ideal for walking and enjoying the coastal scenery.

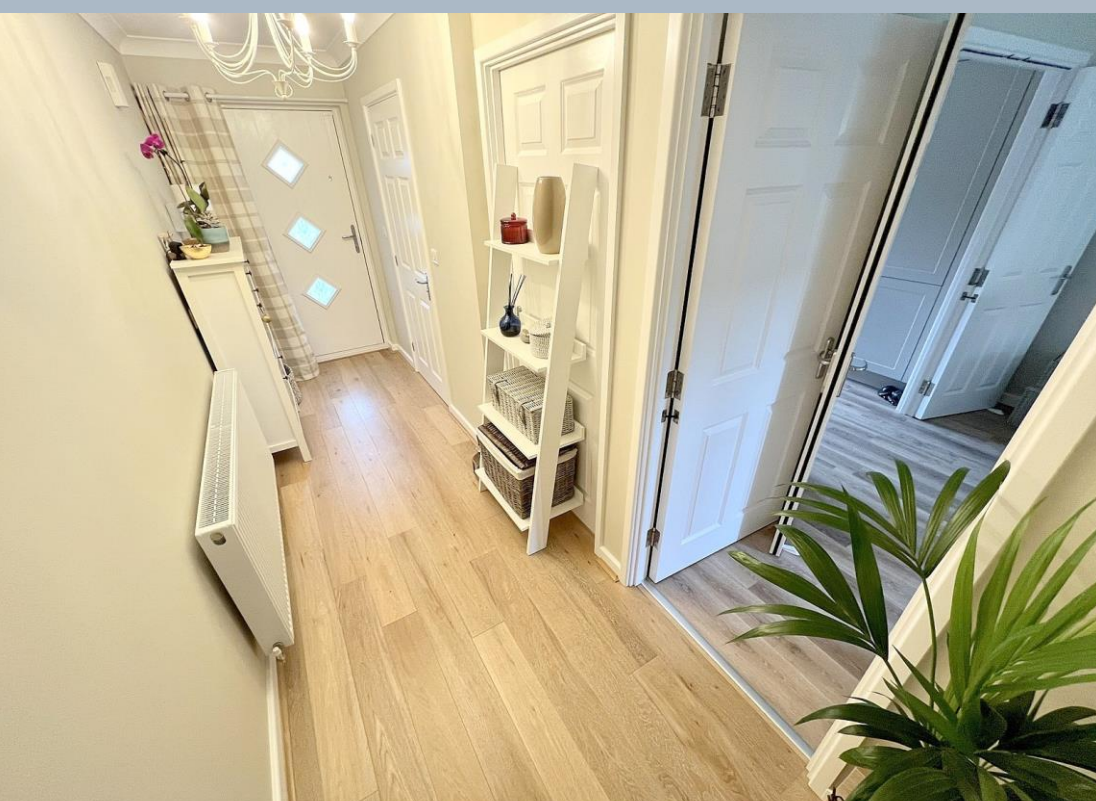
Maintenance charges: Approximately £300 pa

COUNCIL TAX BAND: E

EPC RATE: C

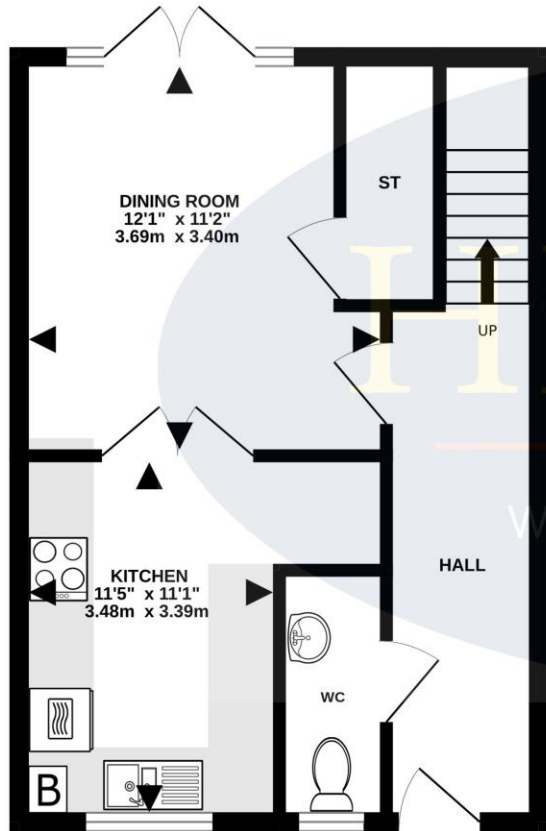
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



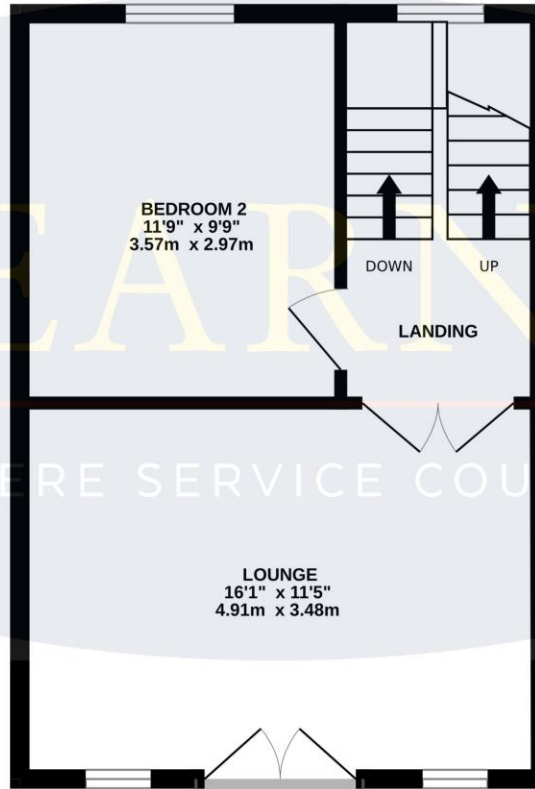


TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

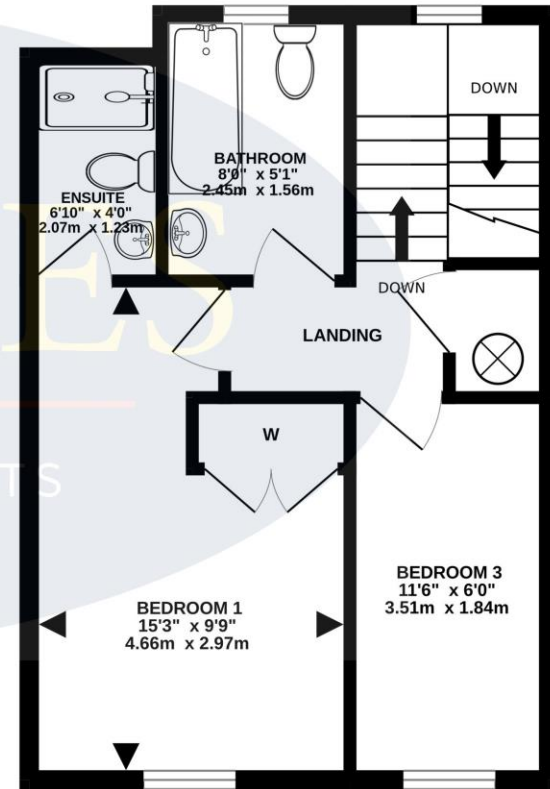
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.





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