

Labrador Drive, Baiter Park, Poole, BH15 1UX

Guide Price £475,000 Freehold

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Property Summary

Forming part of a highly sought-after waterside development of modern homes, this stunning townhouse has been significantly improved by the current owners and is presented in first class order throughout. With accommodation arranged over three floors, the property has a flexible arrangement of rooms which could suit buyers who work from home or second homeowners who want to entertain guests of visiting family. A beautiful home with an enviable waterside location.



Key Features

- Modern townhouse in first class order throughout
- Spacious balcony terrace with water views
- Principal bedroom and open plan lounge/dining area with water views
- Separate modern kitchen
- Three bedrooms
- Luxury principal bathroom and secondary en-suite shower room
- Private garden to the rear
- Garage and off-street parking
- Quiet cul-de-sac location
- Superb waterside position



About the Property

On entering the property there is a welcoming hallway with a cloakroom and utility room. One of the bedrooms is located on the ground floor and our clients have cleverly introduced an en-suite shower room which could be ideal for visiting guests, or older children as there is a degree of separation from the living areas and other bedrooms. Stairs rise from the hallway to an impressive open plan lifestyle room.

The lifestyle room is a generous size and comfortably allows for living and dining in defined zones. A separate kitchen is fitted with a comprehensive range of modern units and integrated appliances and compliments the lounge/dining area in an incredibly sociable space to entertain.

To the front of the room there is large terrace that is retained with a glass balcony. The terrace allows for water views and presents plentiful space for alfresco dining. There are two further bedrooms on the top floor which are served by a luxury family bathroom.



Outside there is a garden area to the front and a driveway that allows for off street parking. The driveway leads to the garage which is a superb space for storage. To the rear of the property there is a garden that has been hard landscaped for ease of maintenance.

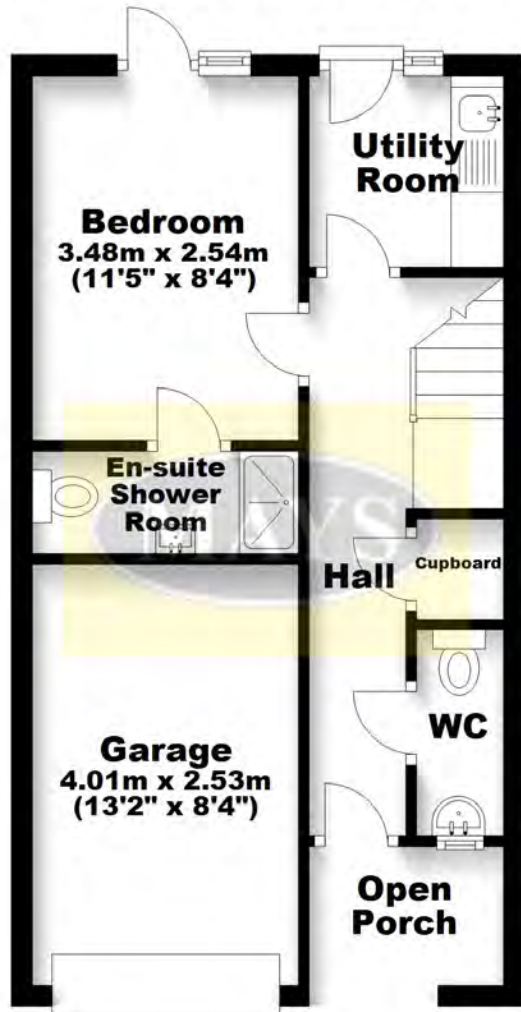
This property presents a highly flexible arrangement of rooms which are beautifully presented, in a waterside location just moments from the amenities of Poole Quay.

Tenure: Freehold

Council Tax Band: C

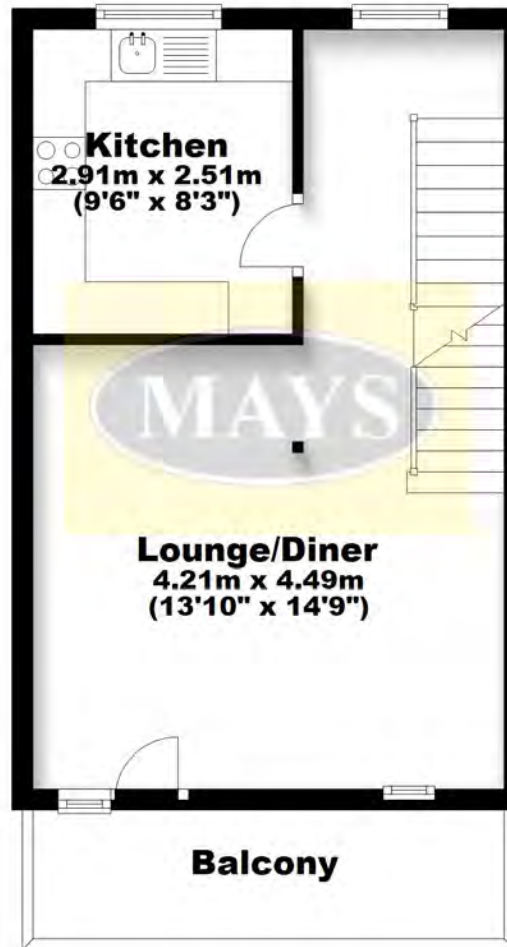
Ground Floor

Main area: approx. 28.1 sq. metres (302.7 sq. feet)
Plus garages, approx. 10.2 sq. metres (109.5 sq. feet)



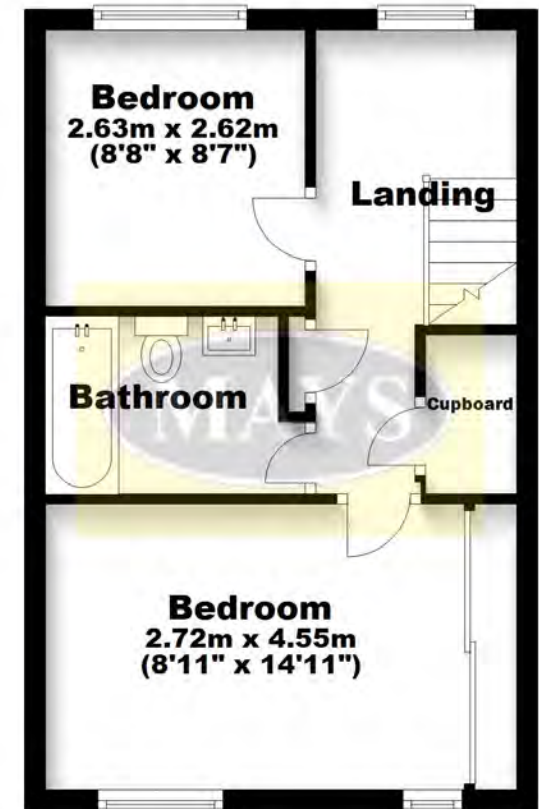
First Floor

Main area: approx. 32.6 sq. metres (350.8 sq. feet)
Plus balconies, approx. 6.0 sq. metres (64.1 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Main area: Approx. 93.1 sq. metres (1002.6 sq. feet)

Plus garages, approx. 10.2 sq. metres (109.5 sq. feet)
Plus balconies, approx. 6.0 sq. metres (64.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Baiter is a well known and popular area of Poole due to its easy access to Poole town centre. Baiter is also within walking distance of Poole Park and Poole Quay and of course its own park 'Baiter Park'. This popular location has a mixture of properties, and being a short distance from Poole train station has direct links to Southampton and London, making it either an ideal place to live or simply for a second home.

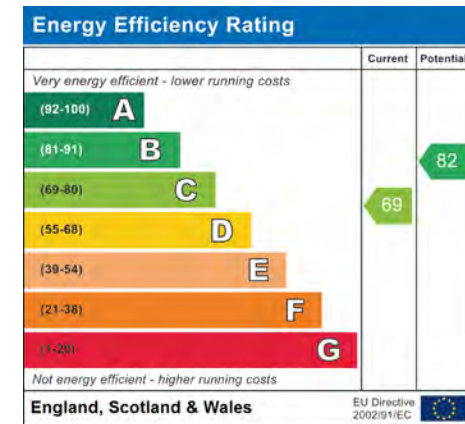
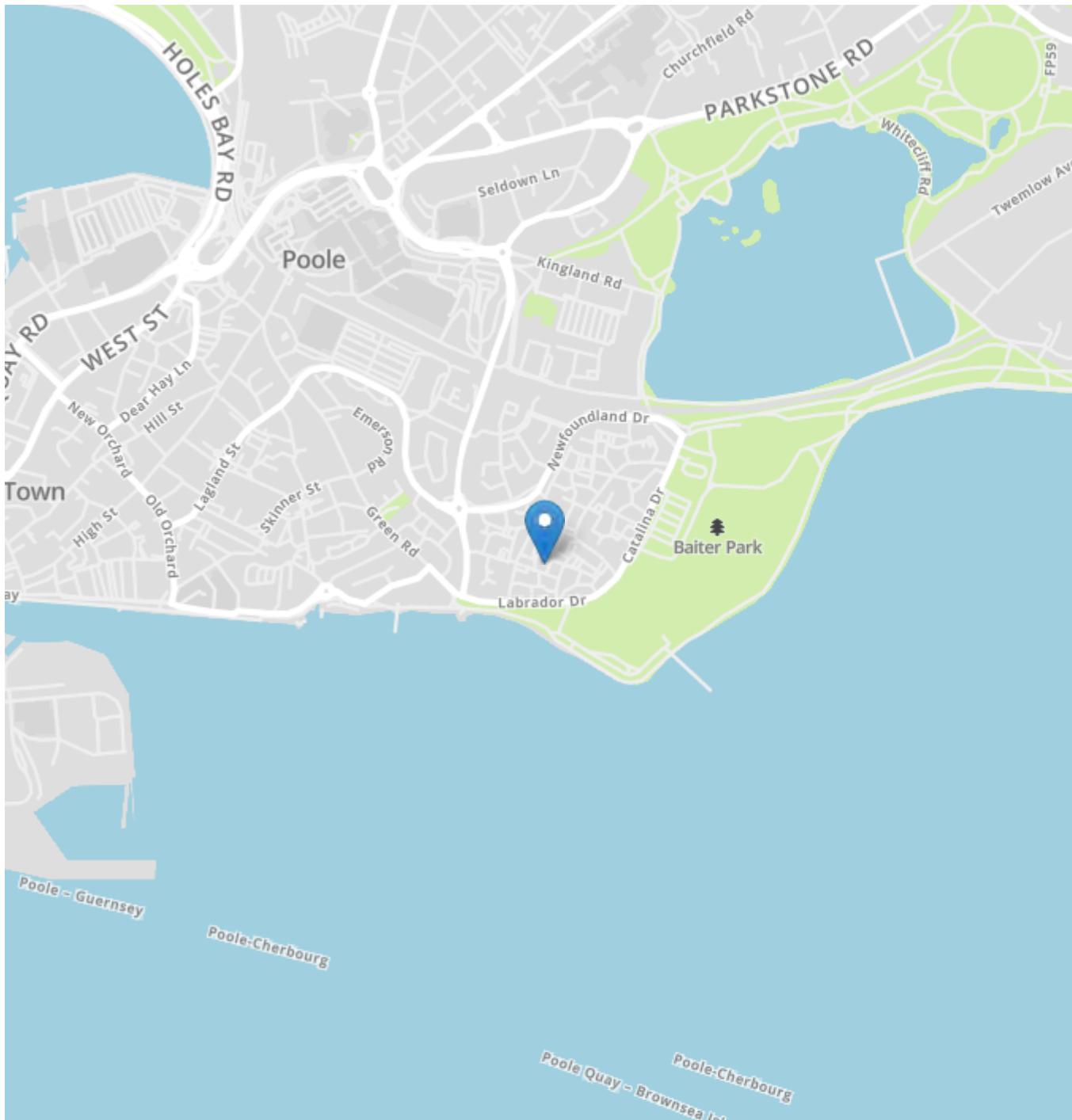


About Mays

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 25 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 nearly 30 years.



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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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