

Wedgwood Drive, Whitecliff BH14 8EX

£475,000 Freehold

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Property Summary

A truly unique opportunity to acquire the only semi-detached home within a prestigious modern development. This three-bedroom residence combines generous living space with abundant natural light and a wonderfully tranquil setting.



Key Features

- Superb three-bedroom home in a tranquil setting
- Rare opportunity to acquire the only semi-detached property on the development
- Spacious living room with bay window & separate dining room
- Well appointed kitchen
- Welcoming hallway & guest cloakroom
- Three good-sized bedrooms with fitted wardrobes
- Private garage
- Great location close to Whitecliff Village & Harbourside Park
- Good school catchment area
- Offered to the market with no forward chain



About the Property

The property enjoys a quiet position with manicured lawn views to the front and immediate access to the garages 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.

Upon entering, you are greeted by an impressively large hallway featuring a cloakroom, 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 and glass doors into the dining area, which could open through to create a seamless space perfect for entertaining.

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 garden offering effortless indoor-outdoor living.

Upstairs, there are three generously sized bedrooms with the principal bedroom featuring two sets of built-in wardrobes. The second bedroom also benefits from fitted wardrobes and all rooms are served by a spacious and well-designed bathroom.

The rear garden has been laid to paving slabs and a lawn area for ease of maintenance. A pathway leads to a rear courtesy gate providing access to a rear walkthrough for ease of deliveries.

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

The property also benefits from a private garage in a nearby block.

Maintenance Charge: Currently £656.20 per annum (includes external painting and maintenance of the communal grounds) plus an electricity supply standing charge for the garage of £19.52 per annum

Tenure: Freehold

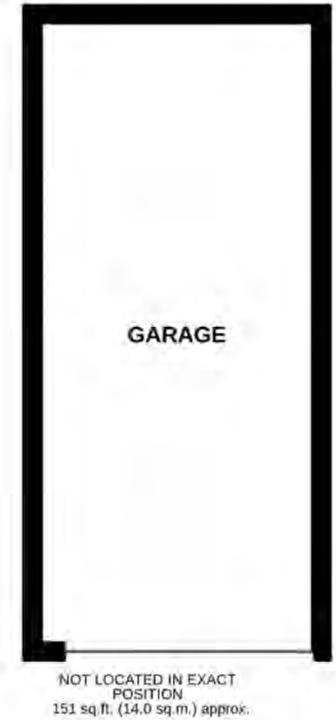
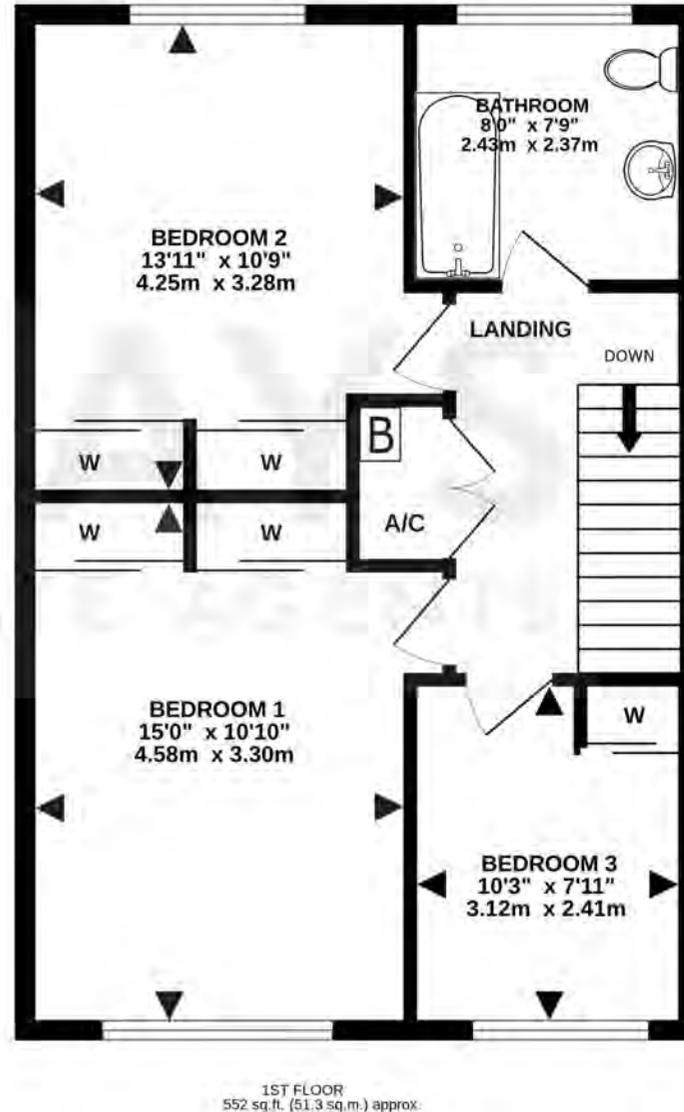
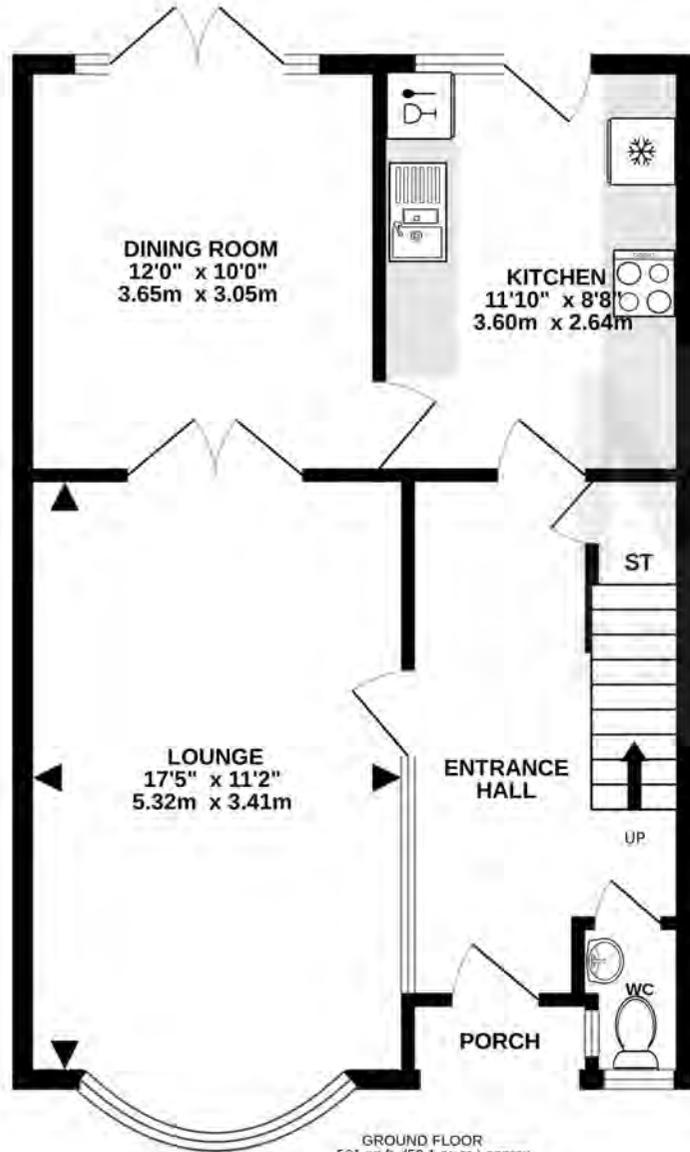
Council Tax Band: E (BCP Council)

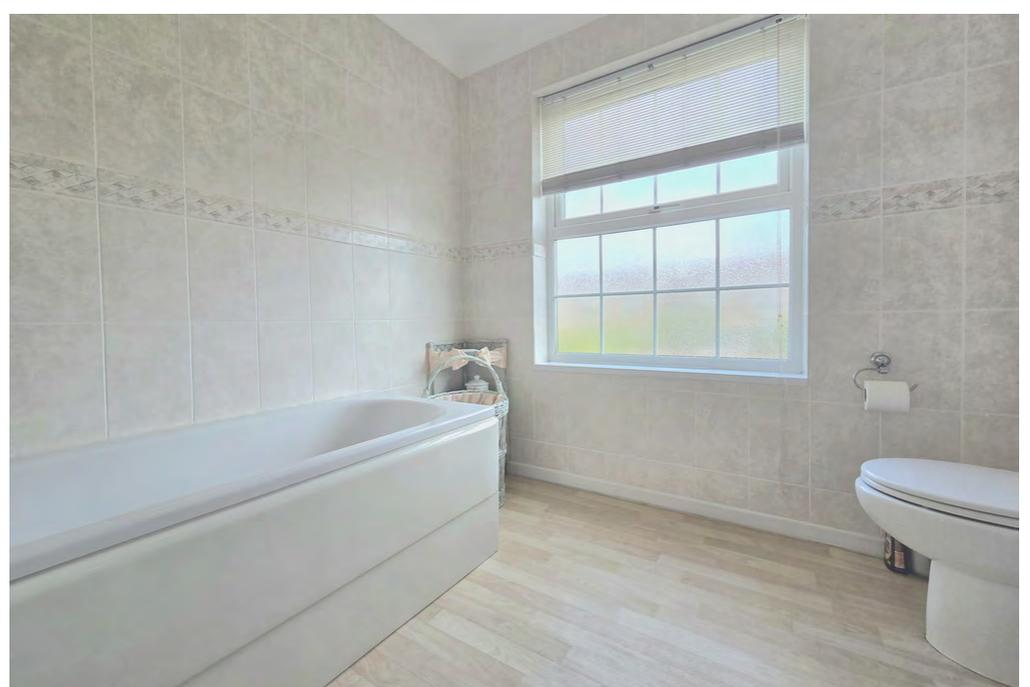


TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

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.

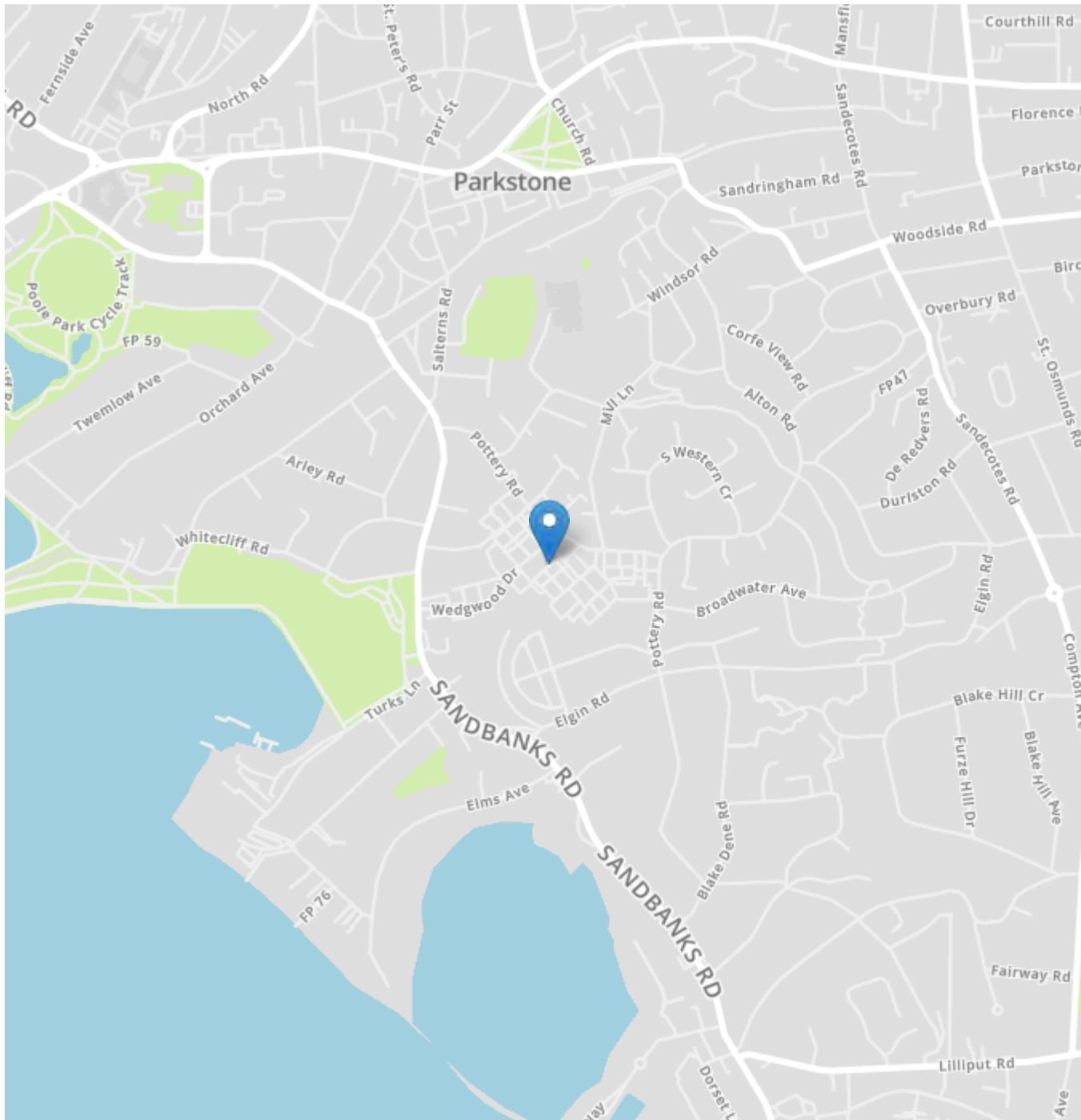
Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also near Lilliput and Ashley Cross villages.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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