

Lander Close, Baiter Park,
Poole, Dorset, BH15 1UL



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FREEHOLD PRICE £400,000

An immaculately presented 3 double bedroom link terraced house, 4 just 250m from the harbourside parkland. The property offers modern and stylish accommodation set over 2 floors to include a conservatory, garage and off-road parking for 2 cars. Built in 1986, this development is incredibly popular, being in such close proximity to the harbour, 450m from The Quay and 750m from Poole Park. This delightful home has been updated recently and redecorated in soft neutral tones, new oak effect flooring and carpets, new doors, wonderful oak staircase with modern glass balustrade, cloakroom and log burner. More recently the garage has been divided to form a very useful utility area with further storage. The kitchen has integrated appliances and there is a spacious 4-piece modern bathroom.

- Delightful modernised 3 double bedroom link terraced house in Baiter Park
- Set moments from the water so ideal for any water sports or harbourside walks.
- Immaculately presented throughout with modern décor
- Lovely oak effect flooring in the entrance extending into the main reception room.
- Lounge/dining room with feature corner fireplace with granite surround and fitted log burner.
- Modern kitchen with a range of wood effect units and work tops over having integrated appliances to include double oven, hob, extractor, dishwasher, undercounter fridge and freezer, water softener and complementary black tiled floors.
- Garage divided into storage room at the front with a utility room having space and plumbing for washing machine, fridge/freezer and further storage.
- Combination boiler, gas central heating and double glazing throughout
- Ground floor cloakroom
- Fully tiled four-piece modern bathroom to include a corner shower, separate bath and fitted wc with wash hand basin.
- Conservatory leading to a most attractive courtyard style seating area, with rear gate for access.
- Fully enclosed rear garden with block paving
- Main bedroom with double mirror fronted wardrobes and further wardrobes in bed two.
- Driveway providing side-by-side parking for 2 cars.
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Set in the highly desirable area of Baiter Park, this property is within a few hundred metres of the harbourside and the wonderful pathways leading to the Quay, just 400m away, Poole Park. This wonderful stretch of coastline is ideal for keen walkers who can take in the coastal scenery and adventure further in either direction to Hamworthy Whitecliff and on to Sandbanks. It is also a short walk, approximately half a mile, to the train station, bus station and Poole Town Centre shops.

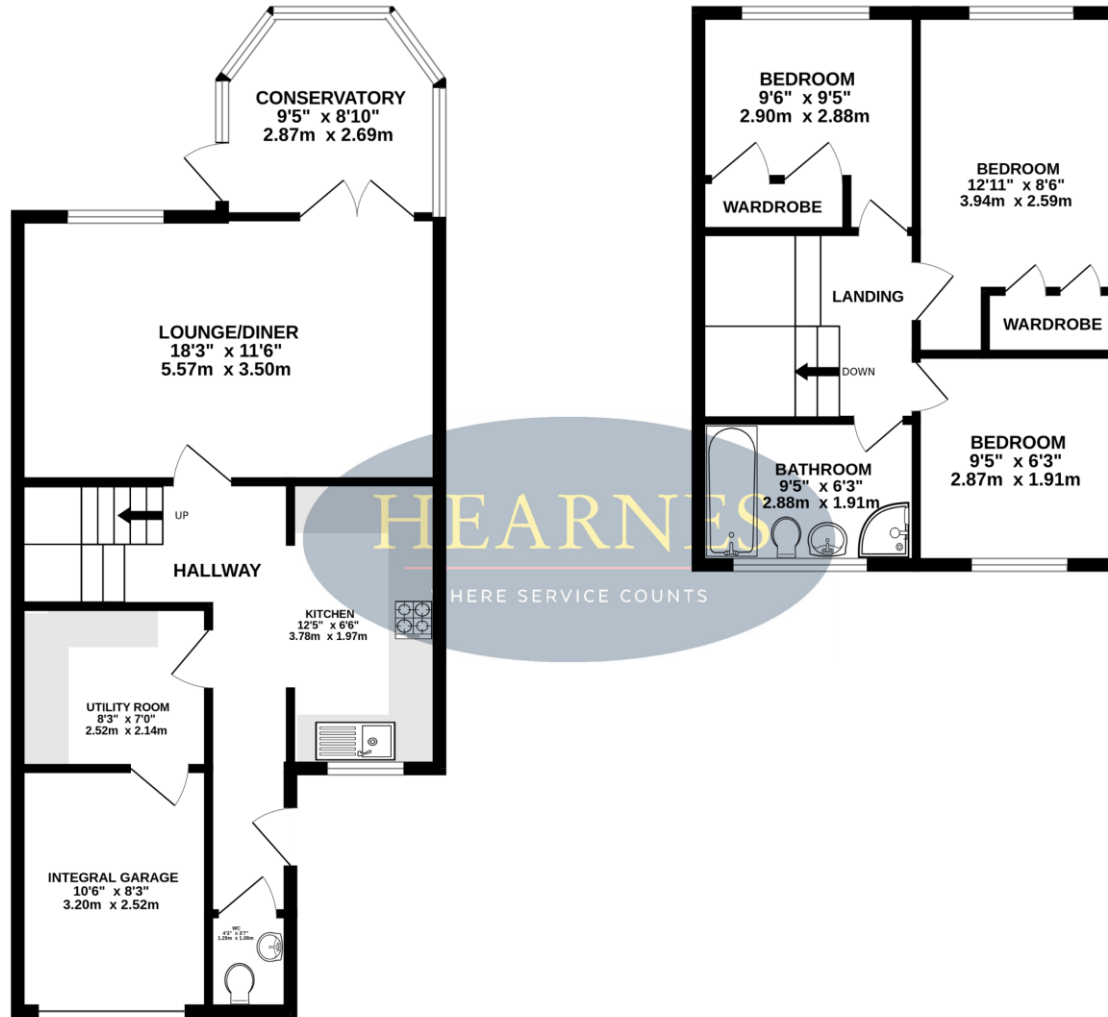
COUNCIL TAX BAND: D

EPC RATE: C



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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