

Total Area: 107.7 m² ... 1159 ft² (excluding garage)
All measurements are approximate and for display purposes only



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91 Wedgwood Drive, Poole, Dorset, BH14 8EU

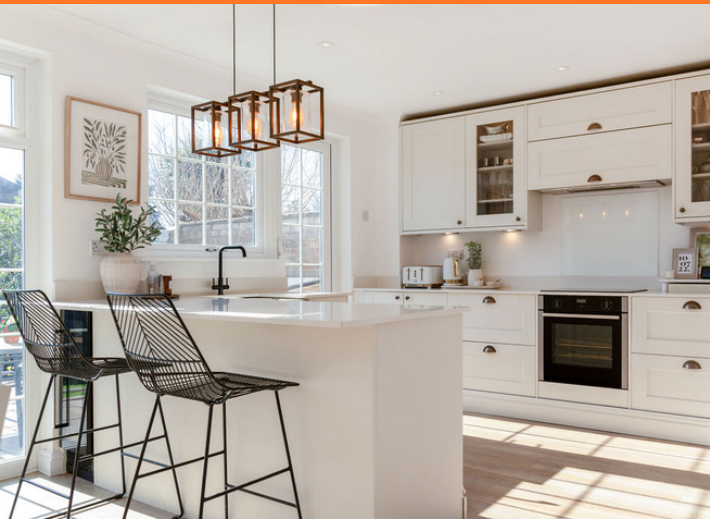
Guide Price £550,000

**** NO FORWARD CHAIN ** STUNNING GEORGIAN HOME, FULLY RENOVATED THROUGHOUT BY THE CURRENT OWNERS ****
MOMENTS FROM WHITECLIFF HARBOURSIDE & PARKSTONE BAY MARINA ** Link Homes Estate Agents are delighted to present for sale this three bedroom, Georgian, terraced home situated in the prestigious Whitecliff location. Benefitting from an array of fine features including three generously-sized bedrooms with bedrooms one and two offering fitted double wardrobes and feature panelling, an open-plan Shaker-style kitchen/dining room with a breakfast bar with room for stools, integrated appliances and direct access leading onto the Southerly-facing fully landscaped private rear garden, a living room with a feature bay window to the front aspect overlooking the immaculate communal gardens, a stylish four-piece bathroom suite, a downstairs cloakroom, brand new carpets on the first floor and a single garage. This is a must-view to appreciate the wealth of accommodation and respected location on offer!

Wedgwood Drive is a picturesque road of gorgeous Georgian-built houses, situated just 0.2 miles away from Whitecliff Harbourside Park and close to Parkstone Bay Marina. Surrounded by an abundance of useful amenities including Mace with a Post Office, Coast-Surf-Moto, South Deep, Koh Thai, Lilliput Surgery, Lilliput Sailing Club, Patisserie Mark Bennett and just a short drive to Sandbanks Beach and the popular Rick Stein restaurant. Ashley Cross and it's array of restaurants and bars is located under half a mile away and Poole Dolphin Centre is 1.9 miles away. Local schools include Lilliput Infant school which is 1 mile away and Baden Powell Middle School which is just 0.4 miles away, both of which are well-respected and sought-after schools. The property is located close to transport links including Parkstone Train Station which offers a direct route to London Waterloo in approximately 2 hours 30 Minutes.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling rose, ceiling light, smoke alarm, wooden front door to the front aspect, thermostat, understairs storage cupboard with the consumer unit enclosed, radiator, power points and Kamdean flooring.

Open Plan Kitchen/Diner

Coved and smooth set ceiling, downlights, suspended feature lights over the breakfast bar, UPVC double glazed French doors to the rear aspect, UPVC double glazed single door to the rear aspect, UPVC double glazed window to the rear aspect, radiator, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, integrated wine cooler, four point ‘Neff’ induction hob with overhead stainless steel extractor fan, integrated ‘Neff’ oven, Quartz worktops, butler sink with mixer tap, Quartz splash back, power points, under counter lighting, breakfast bar with stools and Kamdean flooring.

Living Room

Coved and smooth set ceiling, ceiling rose, ceiling light, ‘Neptune’ wall lights, two radiators, power points, television point, UPVC double glazed bay window to the front aspect and Kamdean flooring.

Downstairs W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with under storage, heated towel rail and Kamdean flooring.

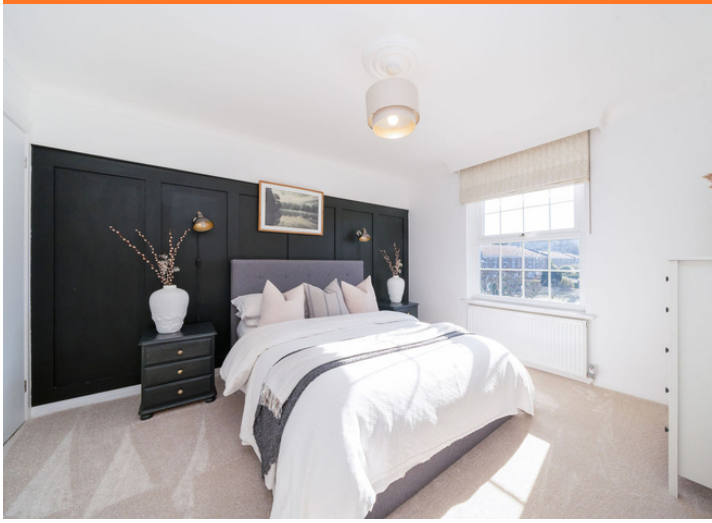
First Floor

Landing

Coved and smooth set ceiling, loft hatch (partially boarded, insulation and lighting), ceiling rose, ceiling light, wooden balustrades, power points, airing cupboard with the ‘Glow Worm’ combination boiler enclosed and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling rose, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, two double fitted wardrobes, feature panelling and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling rose, ceiling light, UPVC double glazed window to the rear aspect, feature panelling, two double fitted wardrobes, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling rose, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, built-in wardrobe and carpeted flooring.

Bathroom

Coved and smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, free standing bath, enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under storage, partially-tiled walls, stainless steel heated towel rail, shaving point, wall mounted mirror with power point and tiled flooring.

Outside

Garden

Southerly-facing and fully-landscaped, surrounding wooden fences, rear gated access, laid to artificial lawn and Indian sandstone path & patio, pebble area, brick wall to the rear, outside light, outside tap and surrounding shrubbery.

Garage

Flat roof with power and manual up and over door.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: Approximately £2,756.03 per annum.

There is a payment of £670.00 per annum for weekly award winning gardeners (Edens Landscapes) every Monday to manicure the surrounding lawns and hedges. Inclusive of the £670.00 annual payment, the external pillars are re-painted every four years with the last re-paint having been carried out in 2024 and the facias are also cleaned within this charge.

Stamp Duty

First Time Buyer: £17,500
Moving Home: £17,500
Additional Property: £45,000