



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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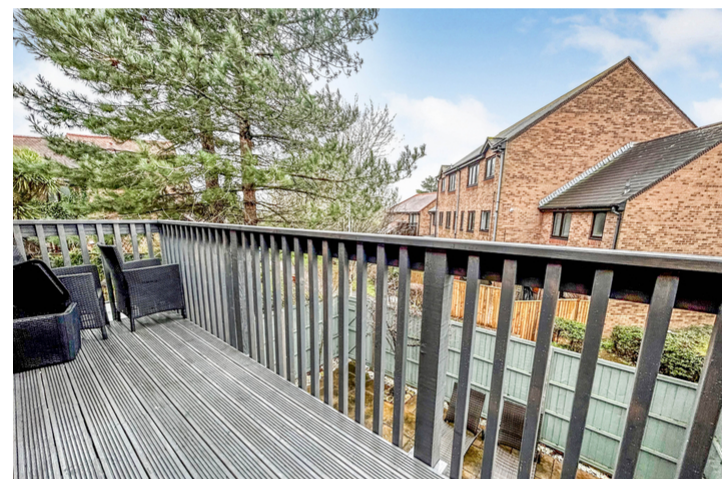
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45 Waldren Close, BAITER PARK, Poole, Dorset BH15 1XR

£525,000

The Property

We are delighted to market this impeccably presented home located in the highly sought after area of Baiter Park. A credit to the current owners, the property affords tastefully decorated and well arranged accommodation arranged over two floors with many features to include beautifully appointed kitchen, stylish bathrooms, balcony, garage, parking and carport. Additionally, the home has been rewired and the plumbing and boiler have been upgraded too.

Occupying a pleasant cul-de-sac position yards from Baiter Park with its water side walks around the Harbour, White Cliff, and Poole Park. The historic Poole Quay, home to the luxurious Sunseeker is also within a leisurely stroll and there you can enjoy its laid back ambiance and many eateries, as well as the impressive views towards Brownsea Island. Also within reach is the famous Sandbanks with its glorious sandy beaches and promenade, a hot spot for water sport enthusiasts.

ENTRANCE HALL

Stairs to the first floor landing.

CLOAKROOM

Low level w.c. and wash hand basin, radiator and side aspect UPVC double glazed frosted window.

KITCHEN

12' 3" x 6' 5" (3.73m x 1.96m) Beautifully appointed kitchen equipped with a range of wall and base units with contrasting work surfaces, AEG electric oven and AEG five point induction hob, washing machine to remain, water softener, UPVC double glazed window, radiator.

LOUNGE/DINING ROOM

18' 3" x 16' 2" (5.56m x 4.93m) Rear aspect UPVC double glazed French doors to the garden and UPVC double glazed window, radiator, storage cupboard.

FIRST FLOOR LANDING

Doors to the following rooms.

BEDROOM ONE

12' 9" x 11' 6" (3.89m x 3.51m) Front aspect UPVC double glazed window, radiator, door through to the en-suite.

EN-SUITE BATHROOM

Suite comprising vanity unit with wash hand basin, low level w.c. and panelled bath with glass, sliding shower screen. Heated towel rail.

BEDROOM TWO

11' 1" x 10' 8" (3.38m x 3.25m) Rear aspect UPVC double glazed window, radiator.

BEDROOM THREE

11' 0" x 7' 7" (3.35m x 2.31m) Rear aspect UPVC double glazed door to Balcony, radiator.

BALCONY

Generous size balcony.

BEDROOM FOUR

8' 0" x 6' 7" (2.44m x 2.01m) Built-in wardrobes, UPVC double glazed window, radiator.

FAMILY BATHROOM

Suite comprising bath with glass screen and 'rainfall' shower, wash hand basin and low level w.c. Chrome towel rail and side aspect UPVC double glazed window

FRONT OF PROPERTY

The property is approached via paved driveway with access to Car Port and in turn leads to the garage.

INTEGRAL GARAGE

17' 6" x 8' 3" (5.33m x 2.51m) Electric roller garage door with power and light connected.

REAR GARDEN

Arranged with ease of maintenance in mind and laid to paving.

COUNCIL TAX - BAND E