

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



2 THE CHINES, 3 DELHI CLOSE, POOLE, DORSET,
BH14 9NR



£ 7 4 5 , 0 0 0

Modern 4 double bedroom house

3 Bathrooms (2 en-suite)

Large Living room with terrace

Large open-plan kitchen / breakfast room

Utility room

Contemporary finish throughout

Allocated parking space

Council band F: £2,814.13

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

A beautifully presented 4 double bedroom contemporary home, boasting 3 bathrooms (2 en-suite), a large open-plan kitchen / breakfast room with separate utility room, and a top floor living room with private terrace. Located in an exclusive gated development.

Set behind electric gates, this attractive, recently constructed home is presented in excellent order. From the entrance hall, you step down to the lower ground floor where two guest bedrooms and family bathroom are located, along with the utility room. On the first floor is the main bedroom with an array of fitted wardrobes and a luxurious en-suite. Bedroom two is also on this floor and is currently used as an office but also benefits from its own en-suite bathroom. On the third floor is the luxurious kitchen / breakfast room. The modern fitted kitchen is by Kitchen Elegance and has an extensive range of handleless units with soft close cabinet doors and fully integrated Siemens appliances including: double oven, full height larder fridge and freezer, 5 ring induction hob and dishwasher. There is also a breakfast bar and balcony with treetop views. The sociable breakfast bar divides the kitchen from the dining and seating area. Adjacent to the kitchen is a separate cloakroom. The top of the house is given entirely to a stunning sitting room with a vaulted ceiling and bi-fold doors which lead to a covered terrace, enjoying stunning treetop views. The property is presented in excellent order and benefits from underfloor heating in the lower ground floor, bathrooms and kitchen. There is an allocated off-road parking space.

LOCATION

The property is located in a quiet cul-de-sac, yet within easy reach of the local shops and restaurants at Penn Hill. The train stations at Branksome and Ashley Cross provide a direct line into London Waterloo in under two hours. Poole harbour and the sandy beaches are approximately 2 miles away.





2 The Chines, 3 Delhi Close, Poole, BH14 9NR.

Gross Internal Area (approx)
 169.1 sq m / 1820 sq ft (Excluding Void & Eaves Storage)
 Storage = 5.1 sq m / 55 sq ft
 Total = 174.2 sq m / 1875 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd

