

Labrador Drive, Baiter Park, Poole BH15 1UY

Guide Price £515,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

An impressively spacious modern home set moments from Poole Harbour. This well-presented property has three generous bedrooms (two of which afford glimpses of Poole Harbour) and sizeable ground floor accommodation courtesy of the addition of a conservatory and home office. A superb property for purchasers wanting a quiet address, moments from the water and amenities of Poole.



## Key Features

- Entrance hallway with cloakroom
- Living/dining room
- Conservatory
- Home office/study
- Fitted kitchen
- Three generous bedrooms
- Modern bathroom suite
- Off street parking
- Private rear garden & secure outside storage



## About the Property

On entering the property, the hallway provides access to the modern fitted kitchen, living/dining room, home office and a contemporary cloakroom. The living/dining room has a feature fireplace acting as a focal point and double doors open to a large conservatory which is flooded with light.

The kitchen is comprehensively fitted with a range of units and provides plentiful space for appliances.

Our clients converted part of the former garage to create a useful home office/study which could prove ideal for buyers wishing to work from home. The clever design of the garage conversion allowed for a large outside storage area to be retained, ideal for bikes or water sports equipment.

Of particular note are the bedroom sizes. There are two more than generous double bedrooms which provide harbour glimpses, and the third bedroom could also accommodate a double bed. The bedrooms are served by a family bathroom which has a contemporary suite and tiled walls.

To the front of the property there is off street parking and from the driveway you can see the open waters of Poole Harbour. To the rear the garden has been hard landscaped for ease of maintenance and there is gated access.

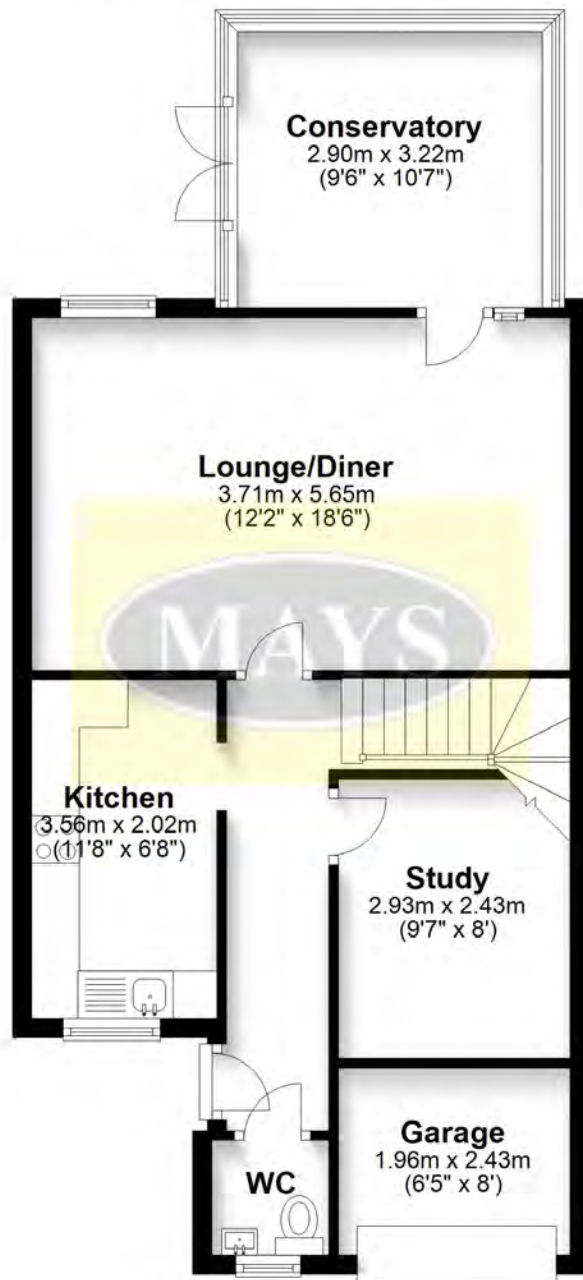
Council Tax Band: D





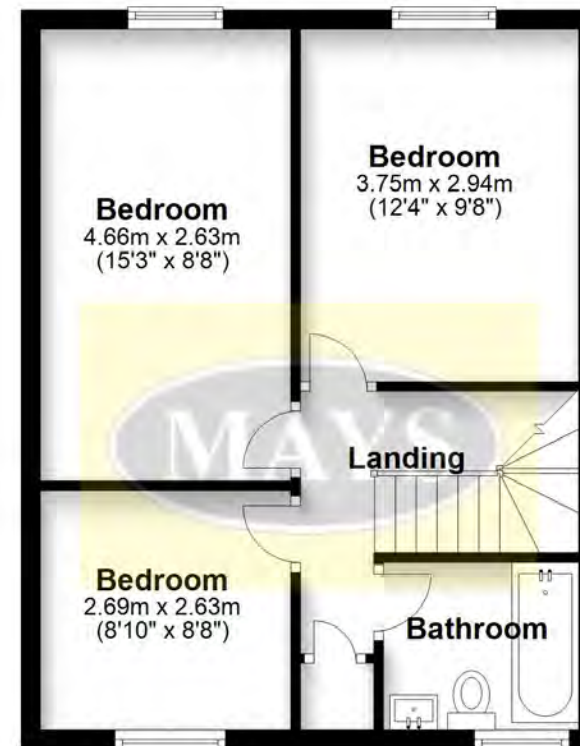
## Ground Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



**Total area: approx. 102.7 sq. metres (1105.3 sq. feet)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





## About the Location

Baiter is a well known and popular area of Poole due to its easy access to Poole town centre. Baiter is also within walking distance of Poole Park and Poole Quay and of course its own park 'Baiter Park'. This popular location has a mixture of properties, and being a short distance from Poole train station has direct links to Southampton and London, making it either an ideal place to live or simply for a second home.

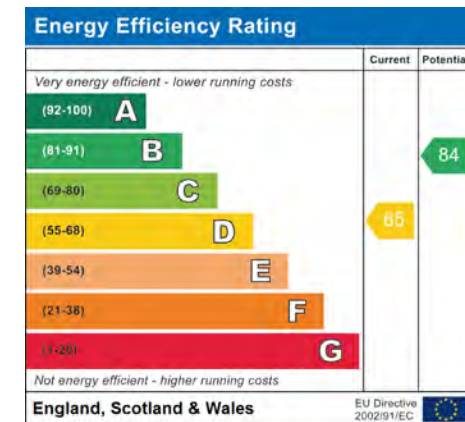
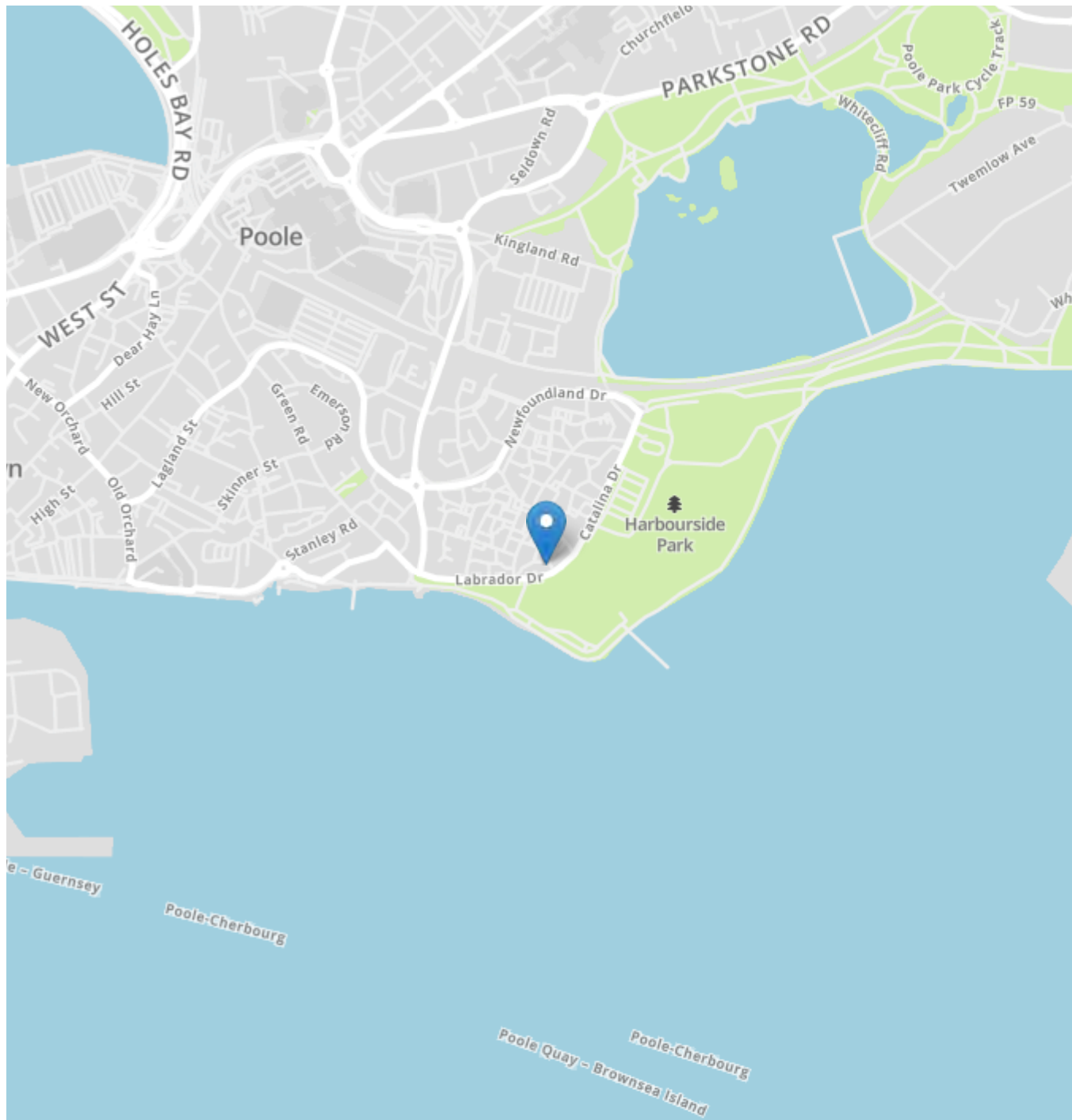


## About Mays

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.



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Mays and their clients give notice that:

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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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