

Whitefield Road, BH14



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Situated in the highly sought-after area of Whitecliff, this beautifully arranged three/four bedroom semi-detached family home offers generous and versatile accommodation set over three floors, with the added benefit of a separate garden room with bathroom.

The ground floor is perfectly designed for modern living, featuring an impressive 21ft living room that flows seamlessly into a bright dining area and well-proportioned kitchen, creating an excellent social and entertaining space. A separate family room/snug provides additional flexibility, ideal as a playroom, home office or second reception room. A welcoming entrance hall and convenient ground floor WC complete this level.

On the first floor, there are two spacious double bedrooms, a further bedroom/study, and a contemporary family bathroom, all arranged off a central landing. The top floor is dedicated to a superb principal bedroom suite, offering a generous footprint along with a private en-suite shower room, creating a peaceful retreat away from the main living areas.

Externally, the property continues to impress with a detached garden room, ideal for use as a home office, gym, guest accommodation or studio. The outdoor space also includes a decked area, perfect for entertaining and enjoying the surrounding.





What the owner says.

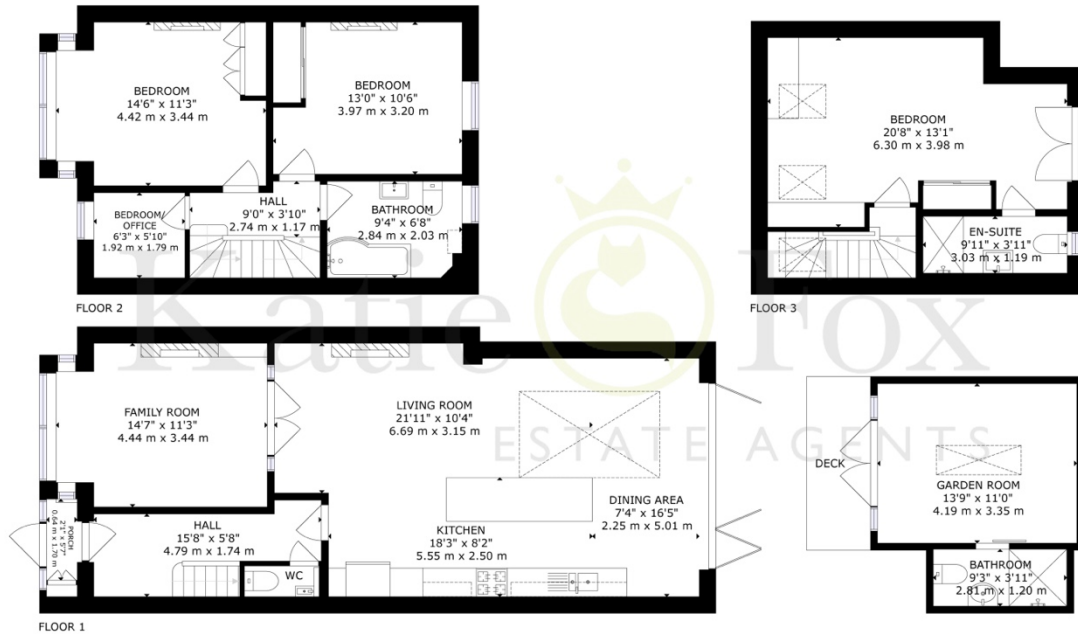
"I have happily lived in this house and it's been a truly wonderful place to call home. It has a truly uplifting and welcoming atmosphere making every day life comfortable and enjoyable. I have appreciated the convenient location with excellent local schools and amenities. It is a home filled with many positive memories and a real sense of community."



Where it is.

Positioned in a popular location just a few minutes walk to the Harbourside. You can easily walk to local amenities of Whitecliff parade and in turn Ashley Cross with its array for fashionable bars, trendy bistros and amenities. The award-winning beaches of Sandbanks are in easy reach and Poole town centre is just a short drive away. The property also is within the sort after Baden Powell Junior school and Lilliput infant school catchment.





GROSS INTERNAL AREA
 FLOOR 1: 758 sq.ft, 70 m², FLOOR 2: 468 sq.ft, 44 m², FLOOR 3: 321 sq.ft, 30 m²
 EXCLUDED AREAS: GARDEN ROOM: 191 sq.ft, 18 m²
 TOTAL: 1547 sq.ft, 144 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Katie Fox
 ESTATE AGENTS

Technical bits.

- Approx 1750 Sq. Ft in accommodation including garden room
- EPC - C
- 3 Double bedrooms | single bedroom with 2 bathrooms
- Driveway for one car
- Council Tax Band - C
- Immaculately presented throughout
- Perfect location being a short walk from Ashely Cross and Whitecliff
- Ensuite off the master bedroom
- Outside garden room
- Both Lilliput & Baden Powell school catchment

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.