

**FOR SALE**



**93 Newfoundland Drive, Poole**  
**Offers In Excess Of £400,000**

  
**MARTIN&CO**



## 93 Newfoundland Drive, Poole

Offers In Excess Of £400,000



- **\*\*\*CLOSE TO POOLE QUAY\*\*\***
- **SUBSTANTIAL FAMILY HOME**
- **council tax band E = £1,959.50**
- **gas central heating & double glazing**
- **parking (with visitors spaces too)**
- **versatile accommodation**
- **enclosed rear garden, with gate to parking space**



This well presented three bedroomed house is ideally located, close to Poole Quay, Poole Park, Baiter Park & Whitecliff Park!

Perfect as either a full time home, (or perhaps a lock up & leave holiday home), the property has versatile accommodation over three floors, with ensuite facilities too! There is also an enclosed rear garden & parking space.



**ENTRANCE HALL** Inset spotlights, radiator.

**DINING ROOM/ALTERNATIVE LIVING ROOM** 12' 1" x 9' 7" (3.69m x 2.93m) Inset spotlights, double glazed windows & doors opening out onto the private, enclosed rear garden. Large built-in cupboard, radiator.

**KITCHEN/DINER** 11' 1" x 7' 10" (3.38m x 2.40m) Inset spotlights, double glazed window to front aspect. Range of wall & base units with worktop over & splashbacks. Stainless steel 'Bosch' cooker hood with splashback, 'Bosch' gas hob & electric oven. Integrated fridge & freezer integrated 'Bosch' dishwasher. Space & plumbing for washing machine, cupboard housing 'Worcester' gas central heating boiler. Space for bistro style table & chairs, radiator, tiled flooring.

**REAR GARDEN** Accessed from the double doors in the dining room, this garden has a paved sun terrace with path leading to the adjacent parking area. The remainder of the garden is laid to lawn with mature shrubs & hedging. Outside light, tap, power socket.

**CLOAKROOM** Inset spotlights, ceiling light, double glazed opaque window to front aspect. Toilet, basin, radiator.

**FIRST FLOOR LANDING** Ceiling light, double glazed window to rear aspect, radiator.

**LIVING ROOM** 16' 2" x 11' 5" (4.94m x 3.48m) Two ceiling lights, double glazed windows & doors opening onto 'Juliet' style balcony to front aspect, two radiators.

**BEDROOM TWO** 11' 9" x 9' 6" (3.60m x 2.91m) Ceiling light, double glazed window to rear aspect overlooking the rear garden, radiator.





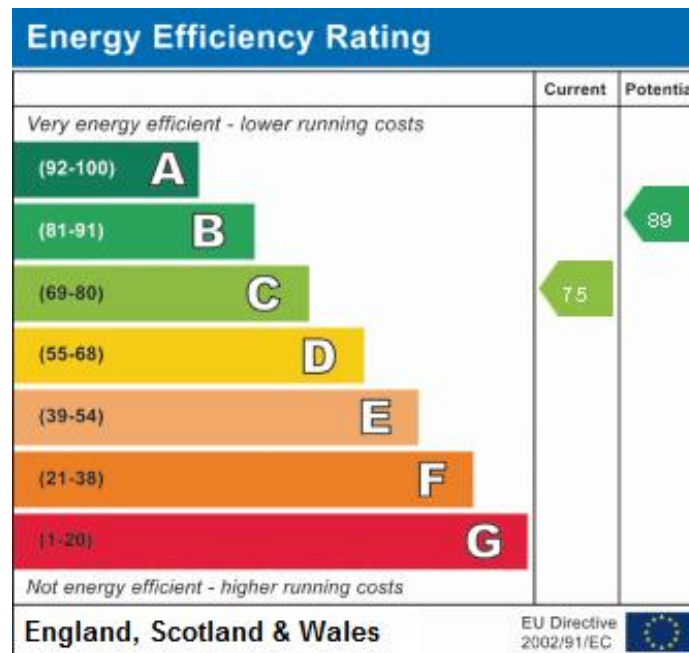
SECOND FLOOR LANDING Ceiling light, double glazed window to rear aspect, large airing cupboard with shelving.

MASTER SUITE 15' 2" x 9' 6" (4.64 max x 2.91m) Ceiling light, double glazed window to front aspect, built in double wardrobe with shelving & hanging rails. Radiator.

ENSUITE SHOWER ROOM Inset spotlights, extractor fan. Large, enclosed shower cubicle with tiled splashbacks, toilet, basin with tiled splashbacks, wall mounted mirrored cabinet & mirror over. Shaver point, heated towel rail style radiator.

BEDROOM 11' 2" x 6' 3" (3.41m x 1.93m) Loft hatch, ceiling light, double glazed window to front aspect, radiator.

FAMILY BATHROOM Inset spotlights, extractor fan, double glazed window to rear aspect. Bath with shower over & tiled splashbacks, toilet, basin with tiled splashbacks & mirror over. Shaver point, heated towel rail style











## Martin & Co Poole

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