



Price: £399,950 Freehold

Blandford Road, Poole, Dorset, BH15 4AS

01202 683444 [www.quayliving.co.uk](http://www.quayliving.co.uk)



One of two stunning homes created by the sensitive conversion of the historic Potters' Arms created just four years ago. This well-appointed home offers quality finishes and high-ceilings, spacious bedrooms, a patio garden and delightful south-facing roof terrace. With the benefit of underfloor heating to the ground floor, a high-spec kitchen, separate utility room and external secure storage, this property makes an ideal family home. The top floor offers the perfect space for teenagers seeking a little independent living, and the property is accessibly located between Poole Quay and Hamworthy Park, both being just a short stroll away. Complete with two off-road parking spaces, this delightful freehold home is recommended for early viewing.



**.Spacious, Characterful House**

**.Three Double Bedrooms**

**.Two Bathrooms**

**.Patio Garden and Roof**

**Terrace**

**.Two Parking Spaces**

**.Gas-Fired Central Heating**

**.External Store**

**.EPC C**

**ENTRANCE HALL**

*21' 7" x 4' 7" (6.6m x 1.4m)*

Entered via a four-panel part-glazed UPVC front door with glazing over, the hallway offers a bright and spacious welcome, with recessed ceiling lights and neutral carpeting. Doors off to;

**CLOAKROOM**

*5' 3" x 5' 0" (1.62m x 1.54m)*

With quality white suite incorporating low-level push-button WC and vanity unit with inset hand basin with mixer tap and contrasting splashback. Mirror-fronted medicine cabinet

over. Recessed ceiling spotlighting.

**SITTING/DINING ROOM**

*21' 9" x 11' 8" (6.63m x 3.57m)*

A spacious reception room with feature brick-built fireplace, high ceilings with recessed spotlighting and a further pendant light over the dining area. Double-glazed windows to front elevation with attractive custom-fitted plantation blinds. Wall thermostat, TV, 'phone and power sockets and neutral carpeting.

**KITCHEN/BREAKFAST ROOM**

*16' 2" x 11' 5" (4.93m x 3.49m)*

With spacious high ceilings, inset spotlighting, south-facing glazed patio doors and a second window to the side elevation. The spacious kitchen area is well-equipped with an extremely attractive range of high-gloss white and contrasting grey timber-effect base cupboard, drawer and wall units. One and a half bowl sink with mixer tap inset into a Corian-style grey work surface with matching splashback. Ceramic hob with double-oven under and contrasting black and



green glazed splashbacks. Space for dishwasher and American fridge/freezer, fitted wine rack and full-height storage cupboard. Underfloor heating and generous dining area overlooking the patio garden.

#### **UTILITY ROOM**

*8' 4" x 4' 11" (2.56m x 1.5m)*  
Situated off the kitchen, with half-height glazed exterior door and a top-hinged opening side window above the one and a half bowl sink, with storage below. Space for stacked washing machine and dryer, laminate-effect flooring,

water softener, security alarm panel.

#### **BEDROOM ONE**

*15' 3" x 12' 7" (4.65m x 3.86m)*  
A spacious, first-floor double-bedroom with two double-glazed windows to the front elevation with plantation blinds. Pendant ceiling light, wall radiator, wardrobe recess and ample space for a king-sized bedroom suite. Door to;

#### **EN-SUITE**

*5' 6" x 5' 0" (1.68m x 1.54m)*  
Semi-circular rainforest corner

shower with sliding glazed doors, part-tiled walls, feature hand basin with mono-block tap and mirror-fronted medicine cabinet over, Low level push-button WC. Ceramic floor tiling, recessed ceiling spotlighting.

#### **BEDROOM TWO**

*13' 11" x 8' 4" (4.26m x 2.56m)*  
A bright first-floor double bedroom with two windows on the south elevation and one to the west. Pendant light fitting, radiator.

#### **BATHROOM**

*9' 9" x 7' 0" (2.98m x 2.14m)*  
A well-specified house bathroom with white four-piece suite incorporating full-size bath with grey ceramic splashback and separate walk-in shower with glazed cubicle, feature wall tiling and stylish rainforest shower. Window to side elevation, wash basin inset in dark veneer vanity unit with glazed cabinet and grey splashback over. Push-button WC. Grey ceramic floor tiling and chrome-effect ladder heated towel rail.



### **ROOF TERRACE**

*12' 9" x 11' 1" (3.9m x 3.4m)*

A delightful south-facing private roof terrace accessed via double glazed doors from the first-floor landing, offering a spacious, relaxed outdoor space. Chrome and glazed balustrade and harbour glimpses.

### **BEDROOM THREE**

*12' 2" x 10' 4" (3.73m x 3.17m)*

A door from the first floor landing opens into a staircase rising to the second floor, revealing a spacious second floor double-bedroom with glazed double doors opening onto

a delightful south-facing Juliet balcony - just the perfect space for independently-minded teenagers! Recessed spotlighting, radiator and a Velux rooflight. Roof storage access.

### **EXTERNAL STORE**

*9' 2" x 5' 11" (2.81m x 1.82m)*

With secure side door and two Georgian-wired glazed windows, this brick-built and pitched roof store is attached to the house and is perfect for storing bikes, garden furniture and equipment.

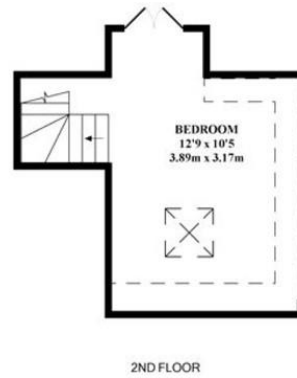
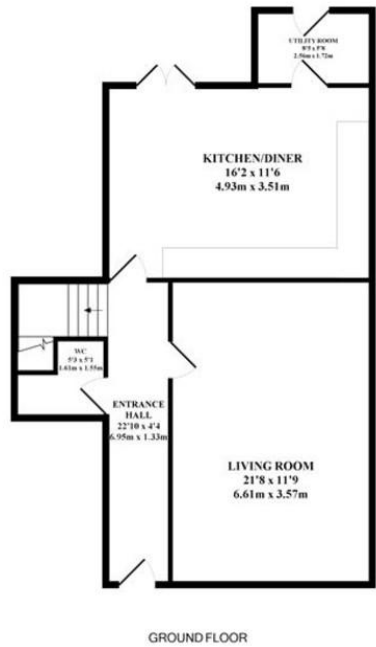
### **OUTSIDE**

To the rear is a sunny walled and gated patio garden with ample space for al fresco dining and barbecue. Outside, to the side elevation, are two gravelled off-road car parking spaces and an area of lawn. To the front elevation the property sits behind a perimeter wall with wrought-iron railings and gate.

### **TENURE**

Freehold.





Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



01202 683444  
Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG  
www.quayliving.co.uk

