

FOR SALE



Waldren Close, Baiter Park
OFFERS IN EXCESS OF £465,000

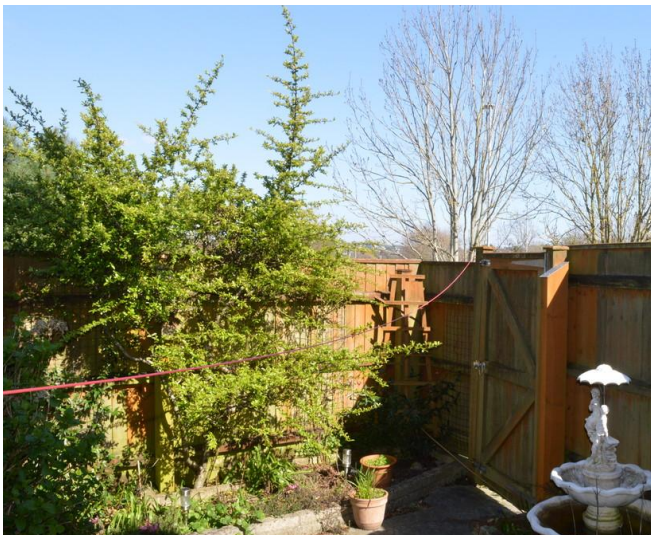

MARTIN & CO



Waldren Close, Baiter Park OFFERS IN EXCESS OF £465,000

- DIRECT WATER VIEWS
- garage & parking
- council tax 'C' £1731pa
- no forward chain
- balcony
- NO FORWARD CHAIN
- White goods & furniture could be negotiated

KEYS IN OFFICE - NO FORWARD CHAIN This low maintenance three bedroomed house has great water views! Situated in a prime location, in a quiet and peaceful cul de sac, you have easy access to the adjacent parks, the Quay & Poole town centre. The spacious living area has large windows overlooking the lake, the views becoming even better when standing on the terrace. The master bedroom also has great views of the water, with an ensuite shower room. The accommodation also includes a kitchen/diner, two further bedrooms, a family bathroom, utility room & garage.



ENTRANCE HALL Inset spotlights, personal door to garage, radiator.

UTILITY ROOM Ceiling light, double glazed door to rear aspect leading to the garden. Range of wall & base units with sink & worktop over. Space & plumbing for washing machine & additional fridges, radiator.

BEDROOM/HOME OFFICE 9' 0" x 7' 2" (2.76m x 2.20m) Ceiling light, double glazed window to rear aspect overlooking the rear garden. Fitted furniture including desk with drawers, shelving & wardrobes with hanging rail.

CLOAKROOM Ceiling light, extractor fan, toilet with basin & tiled splashbacks, heated towel rail style radiator.

GARAGE With up & over door & block paved driveway.

REAR GARDEN Laid to a combination of decking & paving, this enclosed & very private space, with water feature, is an ideal low maintenance spot to relax & enjoy outside entertaining & dining! Through the gate one can cross directly onto the path towards either Poole Park, Baiter Park, or wander around to the Quay! Outside light, tap & power sockets.

FIRST FLOOR LANDING Inset spotlights, radiator.

LIVING ROOM 13' 5" x 12' 3" (4.09m x 3.74m) Ceiling light, double glazed sliding door leading to the decked balcony, radiator.

SUN TERRACE Decked sun terrace with **EXTENSIVE VIEWS** across Poole Park, the boating lake, Baiter Park & seasonal view of Whitecliff Bay.



KITCHEN/DINER 12' 4" x 12' 4" (3.76m x 3.76m) Inset spotlights & ceiling light, two double glazed windows o front aspect, extractor fan. Range of wall & base units with worktop over & tiled splashbacks. Cupboard housing 'Baxi' boiler, stainless steel 'Hotpoint' cooker hood, 'Diplomat' gas hob & electric oven beneath, integrated 'Diplomat' dishwasher. Space for family size table & chairs, integrated fridge.

SECOND FLOOR LANDING Ceiling light, loft hatch, airing cupboard with shelving.

MASTER BEDROOM 10' 7" x 10' 2" (3.25m x 3.12m) Ceiling light, double glazed window to rear aspect with fabulous DIRECT panoramic views of Poole Park & the boating lake. Bank of built in wardrobes with mirrored sliding doors, radiator.

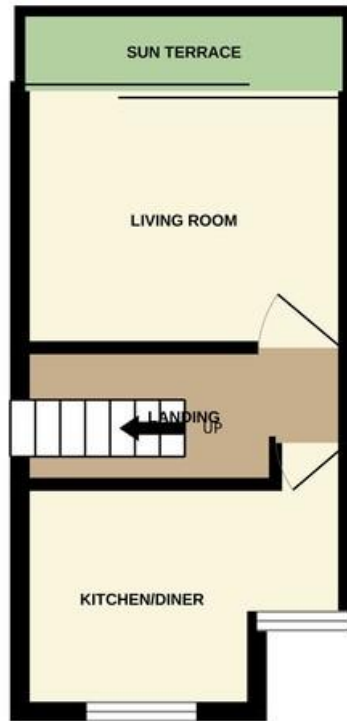
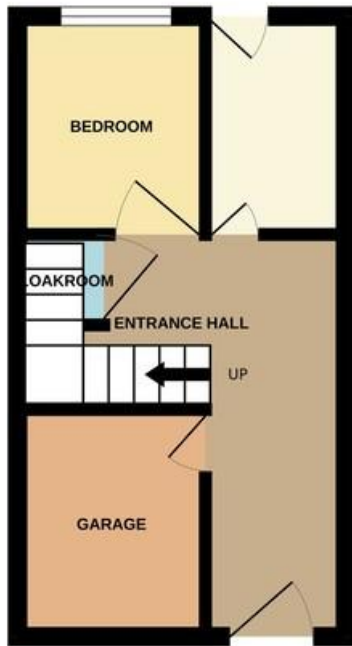
ENSUITE SHOWER ROOM Inset spotlights, extractor fan, fully tiled shower cubicle. Basin & toilet, with tiled splashbacks, cabinet with shelving & mirrored door. Heated towel rail style radiator.

BEDROOM 13' 5" x 7' 2" (4.10m x 2.20m) Ceiling light, double glazed window to front aspect with pleasant views across the development towards Poole town centre & the Purbecks hills in the distance. Fitted wardrobes, with hanging rails, shelving & drawers.

FAMILY BATHROOM Inset spotlights, extractor fan, large bath with shower attachment & tiled splashbacks, toilet & basin. Double glazed opaque window to front aspect, heated towel rail style radiator, two wall mounted cabinets.







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