

**34 Sterte Esplanade, Poole,
BH15 2BA**

**£550,000
Freehold**



A beautifully presented three bedroom Edwardian semi-detached house which enjoys a truly unique location, being situated opposite Holes Bay with uninterrupted views of the Harbour and the Purbeck Hills beyond. The property offers deceptively spacious and well configured accommodation which extends to approx.1600 sq ft and has been thoughtfully and sympathetically renovated by the current owners to create a stylish and contemporary home, which is enhanced by a number of fine period features such as high ceilings, bay windows, picture rails and original doors. Recent improvements have included two new modern shower rooms, a new central heating boiler and new flooring to the ground floor. The rear garden has been thoughtfully landscaped for easy maintenance and has the benefit of two generous terraces. To the front of the house is a raised terrace which is an ideal place to sit and enjoy the view and the wonderful sunsets. A paved driveway provides off road parking.

LOCATION NOTE The property is situated within a short level walk of Poole town centre and Poole mainline railway station which has a direct service to London Waterloo. Across from the house are a number of pathways/cycleways which run along the harbour and give access to Poole town centre, Poole Quay and Upton Country Park.

APPROACH The property is approached across the driveway with steps which lead up to a raised terrace. A pair of glazed UPVC doors lead up to:

FULLY ENCLOSED STORM PORCH External porch light and sensor light, tiled floor, internal light, a glazed door opens into:

ENTRANCE HALL A spacious and welcoming reception hall with stairs rising to first floor, radiator, high grade laminate flooring, dado rail, built in understairs cupboard which houses the Glow Worm central heating boiler.

CLOAKROOM Suite comprising WC and wash hand basin.

LOUNGE/DINING ROOM 28' 7" x 12' 8" (8.71m x 3.86m) A wonderfully proportioned open plan room with a UPVC double glazed front aspect window giving views over Holes Bay, radiator, feature decorative fireplace with inset electric fire, picture rail. The dining area has ample space for a family dining table, picture rail, radiator and a pair of part glazed doors which lead through into:

SNUG 17' 6" x 6' 7" (5.33m x 2.01m) A versatile room which could be used as a home office or occasional bedroom. Two radiators, a pair of UPVC double glazed doors open onto the rear terrace.

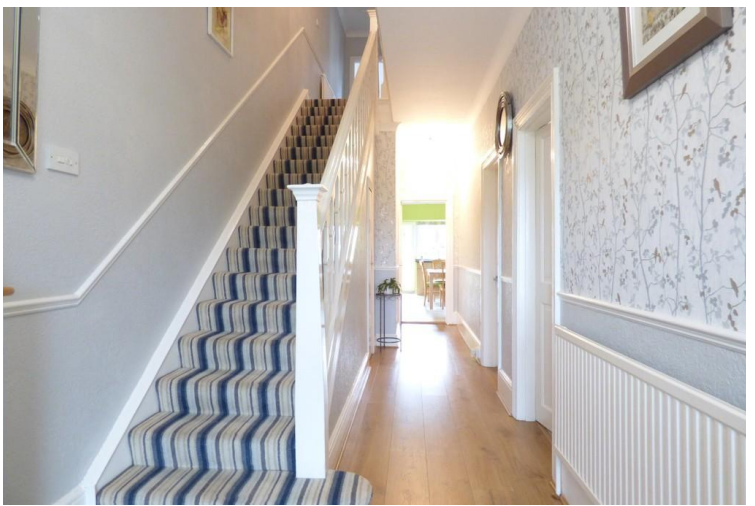
KITCHEN/BREAKFAST ROOM Fitted with a comprehensive range of units comprising base and wall mounted drawers and cupboards with complementary work surface areas having matching splashbacks, stainless steel Rangemaster multi fuel oven with five burner gas hob and electric oven, glass splashback and matching stainless steel extractor fan, one and a half bowl sink unit with chrome swan neck mixer tap, filter water tap, space and plumbing for washing machine and dishwasher, space for tumble dryer, radiator, space for large free standing fridge/freezer, UPVC double glazed side aspect window, UPVC double glazed rear aspect window with matching glazed door to rear terrace, ample space for generous dining table.

FIRST FLOOR LANDING A spacious landing with dado rail, radiator, loft hatch with access to a part boarded and insulated loft space.

BEDROOM 1 15' 11" x 10' 7" (4.85m x 3.23m) UPVC double glazed front aspect window with views over Holes Bay and distant views towards the Purbeck Hills, radiator, range of built in wardrobes and cupboards, picture rail.

BATHROOM Fitted with a contemporary white suite comprising fully tiled shower enclosure with shower and rainfall shower head, pedestal wash hand basin with drawers and cupboards beneath, enclosed cistern WC, further built in storage cupboards, chrome ladder style heated towel rail, ceramic tiled walls, frosted UPVC double glazed front aspect window, recessed ceiling spotlights, wall mounted medicine cabinet incorporating a vanity mirror with concealed lighting.

BEDROOM 2 12' 8" x 12' 2" (3.86m x 3.71m) UPVC double glazed rear aspect window, radiator.



BEDROOM 3 11' 8" x 9' 11" (3.56m x 3.02m) UPVC double glazed rear aspect window, radiator, built in double wardrobe and airing cupboard.

BATHROOM Fitted with a contemporary white suite comprising fully tiled double shower enclosure with mains shower, wash hand basin with drawers and cupboards beneath, enclosed cistern WC, fully ceramic tiled walls, chrome ladder style heated towel rail, electric shaver point, recessed ceiling spotlights, frosted UPVC double glazed side aspect window.

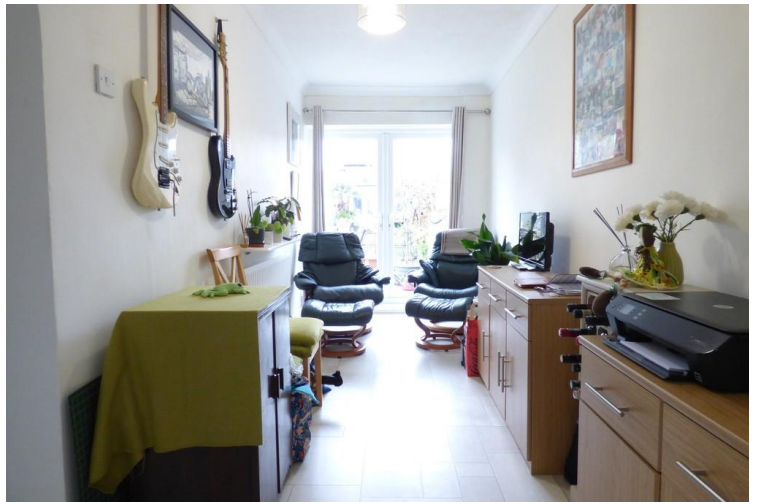
OUTSIDE - REAR Immediately abutting the rear of the house is a generous paved patio area. From the patio steps lead up to an area which has been laid to shingle with raised flower and shrub borders edged with decorative low level ornamental wall. To the rear of the garden is a further raised patio area which has been designed to catch the late afternoon/evening sun. There is also a timber summer house and garden shed, both of which have power and light. The garden is enclosed by wood panelled fencing and a brick wall. A paved pathway extends down one side of the house where there is a gate giving access to the front.

OUTSIDE - FRONT Immediately to the front of the house is a raised paved terrace with decorative wrought iron balustrade which enjoys a south westerly aspect with lovely views over Holes Bay and the Purbeck Hills beyond. There is also a paved driveway with off road parking for three cars.

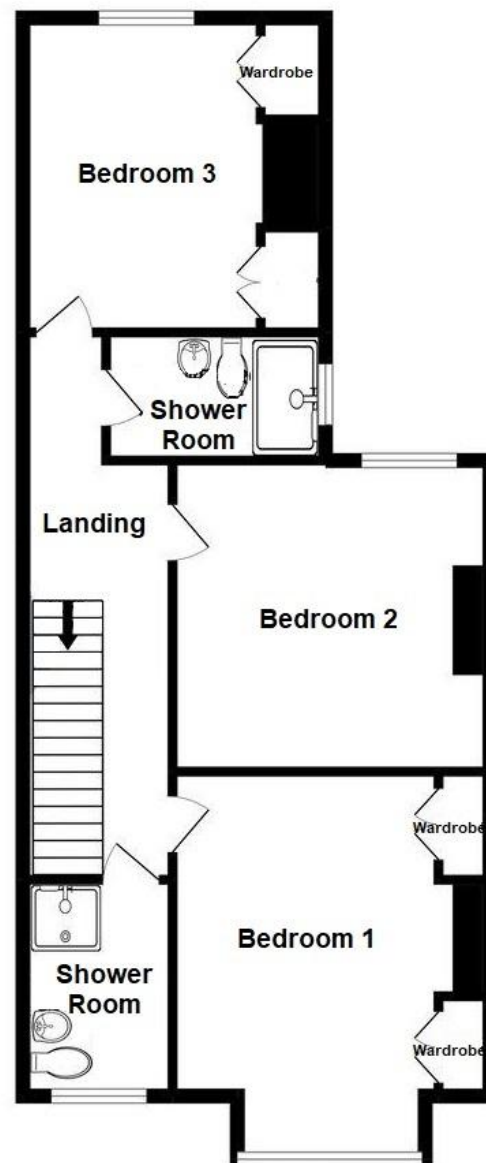
COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Ref: 15084



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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