



Total Area: 177.8 m<sup>2</sup> ... 1913 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**FOR SALE**



**Martin & Co Bournemouth**  
 192 Seabourne Road • Bournemouth • BH5 2JB  
 T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>



**Duck Street**

**4 Bedrooms, 2 Bathroom, Detached House**

**£500,000**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





## Duck Street

£500,000

- Four Double Bedrooms
- Two Bathrooms
- Driveway
- Detached
- Only Ever One Owner
- Over 180sq Meters
- Side Access From Both Sides

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tucked away in a wonderfully quiet position on Duck Street, Streamside is a beautifully presented detached home offering more than 180 sq m of generous, light-filled accommodation in the heart of the highly sought-after village of Wool. The setting is peaceful and picturesque, with the gentle character of the surrounding countryside creating an immediate sense of calm while still placing you within easy reach of village amenities, transport links and the stunning Dorset coast.

Inside, the property unfolds with impressive versatility. Three inviting reception rooms provide flexible spaces for family living, entertaining, working from home or simply relaxing. The kitchen enjoys a lovely outlook and flows naturally towards the dining and living areas, creating a welcoming environment for everyday life. Upstairs, four well-proportioned double bedrooms offer comfort and privacy for all, complemented by two well-appointed bathrooms.

The sense of space continues outside, where a private driveway provides convenient off-road parking and the garden offers a tranquil spot to enjoy the surroundings. Wool itself is renowned for its friendly community, beautiful walks, historic charm and proximity to some of Dorset's most iconic landscapes, including the Purbeck Hills and Jurassic Coast. Streamside captures the very best of village living in this exceptional location, pairing generous accommodation with a serene atmosphere that makes it a wonderful place to call home.



Agents Notes-  
 Tenure: Freehold  
 Council Tax: E  
 EPC - C  
 Parking: Driveway / On Road Parking  
 Heating: Gas Central Heating

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

