



68 Woodlands Avenue | Poole | Dorset | BH15 4EF

- Four Double Bedrooms
- Detached Waterside Property
- Two Bathrooms
- Family Home
- Guest/Summer House
- VIEWS!
- Spacious Throughout
- Driveway
- Gas Central Heating
- Must Be Seen!

Asking Price

£475,000

Full Description

WOODLANDS A VENUE

Greys Estate Agents are delighted to offer for sale this waterside family home situated on the ever popular Woodlands Avenue in Hamworthy, Poole. The spacious accommodation comprises four double bedrooms, two bathrooms, lounge, kitchen/dining room, utility room, and a fantastic guest/summer house at the bottom of the garden looking directly over Holes Bay. Further benefits include private Jetty, enviable harbour views, gas central heating, double glazing, generous room sizes throughout, driveway and large rear garden to name only a few. To arrange a viewing, or for more information, please call GREYS of Upton on 01202 622101.

ENTRANCE

The property is accessed via a partly glazed composite front door into the hallway, which has two radiators, stairs to the first floor and doors to all ground floor accommodation. The ceiling is smooth set.

GROUND FLOOR BATHROOM

9' 9" x 6' 10" (2.97m x 2.08m)

Spacious bathroom with side aspect window, radiator, heated towel rail, oval bath, toilet, wash basin and multi jet steam shower cabin. The ceiling is smooth set.

LOUNGE

16' x 13' 2" (4.88m x 4.01m)

With direct views over Holes Bay, the lounge has rear aspect sliding patio doors to the rear garden, side aspect double doors to the dining area and two radiators. The ceiling is smooth set.

KITCHEN/DINING ROOM

23' x 8' 8" (7.01m x 2.64m)

Again with Bay views, the kitchen/dining room has rear aspect sliding patio doors, side aspect single door, Side aspect window, space for a dining table, doors to the lounge, polycarbonate sink and drainer unit, electric oven and gas hob with extractor over, part tiled walls and space for a dishwasher and American style fridge/freezer. The ceiling is smooth set with spot lights.

UTILITY ROOM

9' 11" x 6' 5" (3.02m x 1.96m)

With a side aspect window, space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer unit, wall mounted boiler, storage space and smooth set ceiling.

BEDROOM TWO

14' 6" into bay x 10' 5" (4.42m x 3.18m)

With a front aspect bay window, radiator and smooth set ceiling.

BEDROOM THREE

11' 11" into bay x 11' 7" (3.63m x 3.53m)

With a front aspect bay window, radiator and smooth set ceiling.

BEDROOM FOUR

11' 2" x 8' 9" (3.4m x 2.67m)

With a side aspect window, radiator and smooth set ceiling.



LANDING

With a side aspect Velux style window, storage facility, further eaves space storage and doors to bedroom one and shower room.

BEDROOM ONE

16' 11" x 10' 9" (5.16m x 3.28m) Max.

Situated on the first floor, bedroom one has a rear aspect Velux style window looking over Holes Bay, radiator, fitted wardrobes and smooth set ceiling.

Note: this room has sloping ceilings.

SHOWER ROOM

With an impressive walk in shower cubicle and rainforest style showerhead, toilet, wash basin, radiator, side aspect Velux style window and smooth set ceiling.

GUEST/SUMMER HOUSE

16' 7" x 9' 4" (5.05m x 2.84m) internal

A great addition to the already impressive accommodation is the block built and rendered guest/summer house with stunning views over Holes Bay, which forms part of Poole Harbour.

With a window and side aspect French doors (providing access), ample space for either a guest/family suite or games room, en-suite shower room with double shower, toilet and wash basin.

There is an attached storage area acting as a small garage and providing useful additional space.

OUTSIDE - FRONT

Driveway with parking for several cars with a side gate providing access to the rear garden.

REAR GARDEN

The large rear garden is a particular feature with a raised patio area ideal for alfresco dining and socialising, steps lead down to a large lawn area and further to a rear gate providing access to the private Jetty (£75 annual charge for use payable to the local authority) on to Holes Bay.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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