

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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**4 Ballard Road  
Poole, Dorset, BH15 1RA  
£450,000 Freehold**



- **Front facing Sunset Water Front Views**
- **Fully Renovated Throughout**
- **3 Double Bedrooms**
- **Potential for an En-suite within 2nd floor Master Bedroom**
- **Council Tax Band**
- **Stunning Period Property**
- **Three Storey Property**
- **Bi-folding Doors to the Courtyard rear garden**
- **EPC Rating**
- **No Onward Chain**

A Sensational 3 Bedroom Waterfront Fishermans Cottage with Incredible far-reaching views across the harbour towards Corfe Castle and the Purbecks, located right on Poole Quay.

A superbly appointed and fully renovated property in excess of 1000 sq ft of accommodation, which includes a magnificent second floor Master Bedroom with bi-folding windows maximising the enjoyment of the glorious waterfront views.

The characterful landing to the first floor approaches two further generously sized double bedrooms with the stunning bath & shower room to the rear.

The ground floor delivers an impressive sitting room/diner over looking the front aspect, approached via the hallway and leading into the open superb contemporarily designed kitchen to the rear aspect.

The kitchen further benefits from full bi-folding doors providing full access to the tastefully designed & fully decked rear garden with rear gated access at the back of the property leading into Stanley Road where permit parking is available.



### **Hallway 8'4" x 2'11" (2.55 x 0.89)**

UPVC partially frost glazed front door leads into the tiled porch area. An inner front door approaches the living room dining reception room.

### **Living Room Diner 23'8" x 14'2" (7.22 x 4.33)**

A superbly presented front aspect spacious open-plan lounge/diner oozing character, style and charm. Immaculately decorated throughout with parquet wood flooring with twin pendant lights & inset spot lights. Part panelled walls and under stairs storage cupboards. Fire place with log burner. Plantation shutters. Open plan configuration leads into the Kitchen area, stairs to the first floor and the front hallway.

### **Kitchen 13'8" x 13'3" (4.18 x 4.05)**

A well-appointed kitchen adjoins the spacious open-plan lounge diner. Smart range of stylish fitted wall cupboards, breakfast bar, base units and drawers with contrasting worksurfaces & splash back with inset bowl sink and drainer. Integrated microwave, electric cooker with induction hob over with built in extraction. Integrated fridge/freezer, dishwasher & washer dryer. Under cabinet breakfast bar lighting & multi-sequence recessed ceiling spotlights & fixed ceiling light. Parquet wood flooring with Bi-folding doors leading into the garden courtyard. Radiator.

### **First Floor Landing**

Accesses bedrooms 2 & 3 and the family bathroom. Stairs to the second floor. Character wood panelled wall. Carpet flooring. Radiator. Pendant light fitting.

### **Bathroom 8'10" x 7'11" (2.70 x 2.42)**

Generously sized and fully tiled, featuring a built-in bath with central mixer taps and shower attachment over, and a separate walk-in shower, a contemporary built-in wash basin with a feature illuminating round wall-mounted mirror over, a concealed cistern low level WC. Stylish feature tiled walls and Porcelain tiled floor. Recessed ceiling spotlights. Extractor fan. Heated towel rail.

### **Bedroom 3 12'1" x 8'11" (3.69 x 2.74)**

Rear aspect bedroom three is also a generous double, overlook the rear courtyard garden, graced with beautiful period features to include wall panelling and a whitewashed fireplace. Luxury carpet flooring. Pendant lighting fitting. Radiator.

### **Bedroom 2 14'2" x 11'1" (4.32 x 3.39)**

A further front aspect second double bedroom overlooking the Quay with built-in double wardrobes. Luxury carpet flooring. Pendant light fitting. Radiator.

### **Second Floor Landing**

Split level landing with a Velux skylight two accesses two eaves storage points through the delightful panelled walls.

### **Bedroom 1 14'2" x 14'0" (4.32 x 4.28)**

A charming and characterful generously sized second floor waterfront Master bedroom directly overlooking the Quay front with bi-folding windows maximising the enjoyment of the views. Luxury carpet flooring. Built-in triple wardrobes. Storage recess under window. Radiator. Inset spot lights. Exposed beam vaulted ceiling, feature paneled walls with twin wall lights. Additional Velux window. Open plan stairwell.

### **Outside**

Spectacular fully enclosed rear decked garden courtyard with external storage units. The perfect BBQ garden! Rear gate access.

Bike Store cupboard.

### **Tenure**

Freehold

Council Tax Band C

EPC Rating C

Broadband : Standard 15 Mbps 1 Mbps Good

Superfast 77 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

Environment Agency Flood Risk:

Very low risk of surface level flooding

Low risk of sea flooding

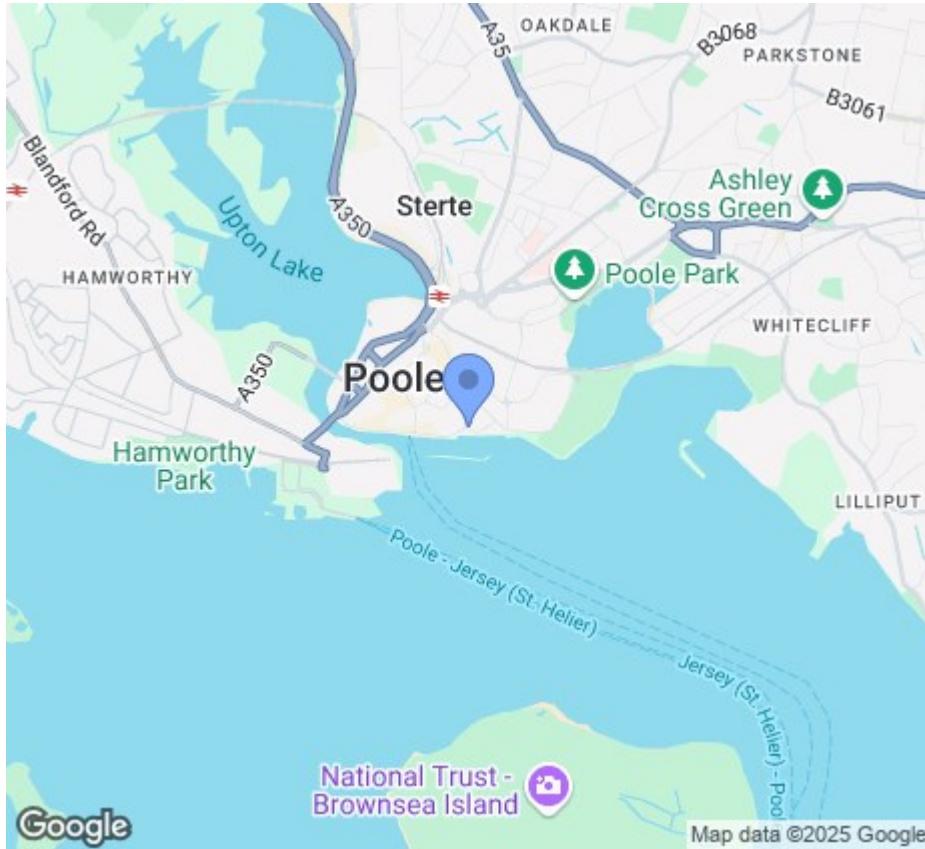
Material Description: A traditional brick framed construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.





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Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		86	
		73	
			EU Directive 2002/91/EC

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.

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