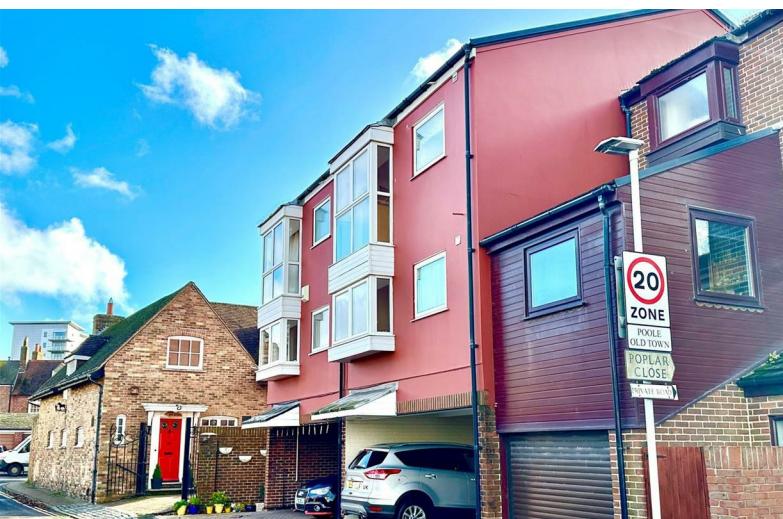


01202 683444

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

www.quayliving.co.uk



Poplar Close, Poole
Poole, BH15 1LP

£549,000 Freehold

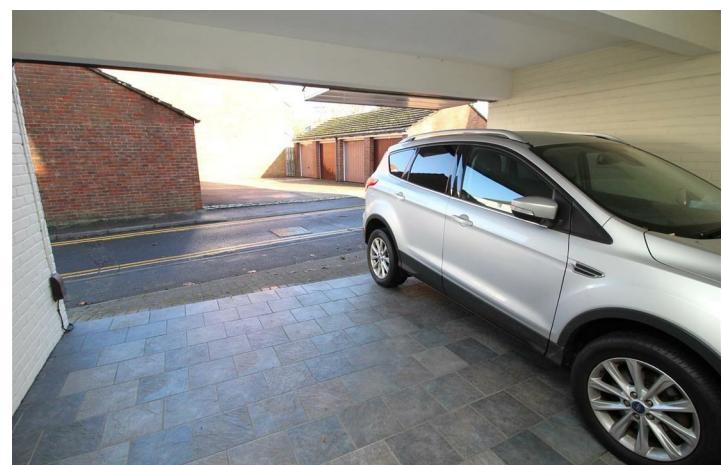


- **Spacious 3 Storey Town House**
- **Family Bathroom & Shower Room**
- **Moments from Poole Quay**
- **South Facing Courtyard Garden**
- **Council Tax Band F**
- **3 Double Bedrooms**
- **Beautifully Presented Throughout**
- **Single Garage & Integral Double Car Port**
- **EPC Rating C**
- **No Onward Chain**

A beautifully presented and immaculate three storey town house situated within Old Poole Town, featuring three double bedrooms, a south facing rear courtyard garden and off street parking for multiple vehicles.

The property offers versatile accommodation, to include a spacious ground floor kitchen/dining room and cloakroom, a first floor light & generously sized living room and double bedroom alongside the utility room/shower room. The second floor features a further two double bedrooms, and a family bathroom.

A particular feature is the southerly facing rear courtyard garden, attractively laid out and low maintenance, The garden is fully enclosed by attractive brick walls with a rear gate, leading to the garage, offering additional parking to the integrated double car port to the front of the house.



Hallway 12'1" x 6'1" max (3.7 x 1.87 max)

A partially frosted glazed wooden front door (& side panel) leads into the hallway accessed via the car port. Stairs leading to first floor. Karndean floor. Radiator. Inset spot lights. Access to the W.C and kitchen.

WC 6'1" x 2'10" (1.87 x 0.87)

A concealed cistern low level WC. Built-in vanity unit sink with storage cupboard and a tiled surround. Kardean floor. Radiator. Inset spot lights.

Kitchen/Diner 15'11" x 11'11" (4.87 x 3.65)

A well-appointed rear aspect kitchen situated within the spacious split level open-plan kitchen diner. Smart range of wooden fitted wall cupboards, base units and drawers with contrasting granite worksurfaces with inset twin-bowl sink and drainer & waste disposal unit. Neff Integrated microwave combi oven, electric cooker with gas hob over and stainless-steel extractor hood. Integrated fridge/freezer. Fitted dishwasher. Tiled splash back, Karndean flooring & recessed ceiling spotlight. Integrated Worcester Boiler. Wooden French doors lead out to the garden from the dining area. Tiled flooring and inset spot lighting continue within the dining area also. Radiator. Entryphone. Water softener.

First Floor Landing 7'9" x 6'1" (2.37 x 1.87)

A generous open plan landing area which leads into the living room. Large walk in Storage cupboard. Stairs to the second floor. Leads to the utility/ shower room and bedroom two. Carpet flooring. Radiator. Inset spot lights.

Living Room 15'11" x 11'11" (4.86 x 3.65)

A delightful light and generously sized rear aspect living room featuring a UPVC rear and bay window . Carpet flooring. Radiators. Inset spot lights. Tv points. Open plan to landing area.

Shower room/Utility 10'1" x 6'3" (3.08 x 1.91)

Front aspect UPVC frosted glazed. Corner glazed shower cubicle. Fitted wash basin base unit with integrated washing machine & tumble dryer. Partially tiled walls & tiled floor. Chrome Heated towel radiator. Inset spot lights. Extractor fan.

Bedroom 2 13'8" x 9'2" (4.17 x 2.81)

A generously proportioned first floor Double Bedroom to the front aspect (UPVC). Built-in wardrobe. Carpet flooring. Pendant light. Radiator.

Second Floor Landing 6'1" x 5'8" (1.87 x 1.74)

A further landing area leading into the Master Bedroom. Double walk in storage cupboard housing water tank & additional store cupboard. Leads to the bathroom and Bedroom Three. Carpet flooring. Radiator. Inset spot lights. Loft access. Entryphone.

Bedroom 1 15'11" x 12'0" (4.86 x 3.68)

A most generously proportioned rear aspect bright and spacious Master Bedroom, featuring a UPVC rear and bay window. Double height ceiling and a full range of built in wardrobes. Carpet flooring. Pendant lighting. Radiator.

Bedroom 3 13'8" x 9'2" (4.17 x 2.81)

A generously proportioned second floor Double Bedroom to the front aspect featuring a UPVC bay window. Built-in double wardrobes. Carpet flooring. Pendant light. Radiator.

Bathroom 10'1" x 6'2" (3.08 x 1.9)

A front aspect UPVC frosted glazed generously sized bathroom with a white suite. Bath with central mixer tap, a vanity built in wash basin with wall-mounted mirror over and storage cupboards. A concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. Chrome heated towel radiator. Tiled floor. Recessed ceiling spotlights. Extractor fan.

Outside

A double integral car port provides sheltered access to the front door from the front aspect of the property. To the rear is a delightful south facing wall enclosed courtyard terrace featuring attractive well maintained border shrubbery, with the added benefit of gated access to the garage and rear visitor parking spaces. Sun awning fitted above the kitchen window.

Car Port 16'0" x 13'11" (4.9 x 4.26)

Integrated parking for two vehicles. Provides a sheltered entrance to the property via the front door.

Garage 16'0" x 8'9" (4.9 x 2.69)

A single garage (left hand side, semi-detached garage) to the rear of the property is accessed via the garden gate. Electric remote control door, power.

Tenure

Freehold

Council Tax Band F

EPC Rating C

Material Construction: A traditional construction with concrete & timber floors and rendered elevations and pitched tiled roofs.

Broadband :Standard 13 Mbps 1 Mbps Good

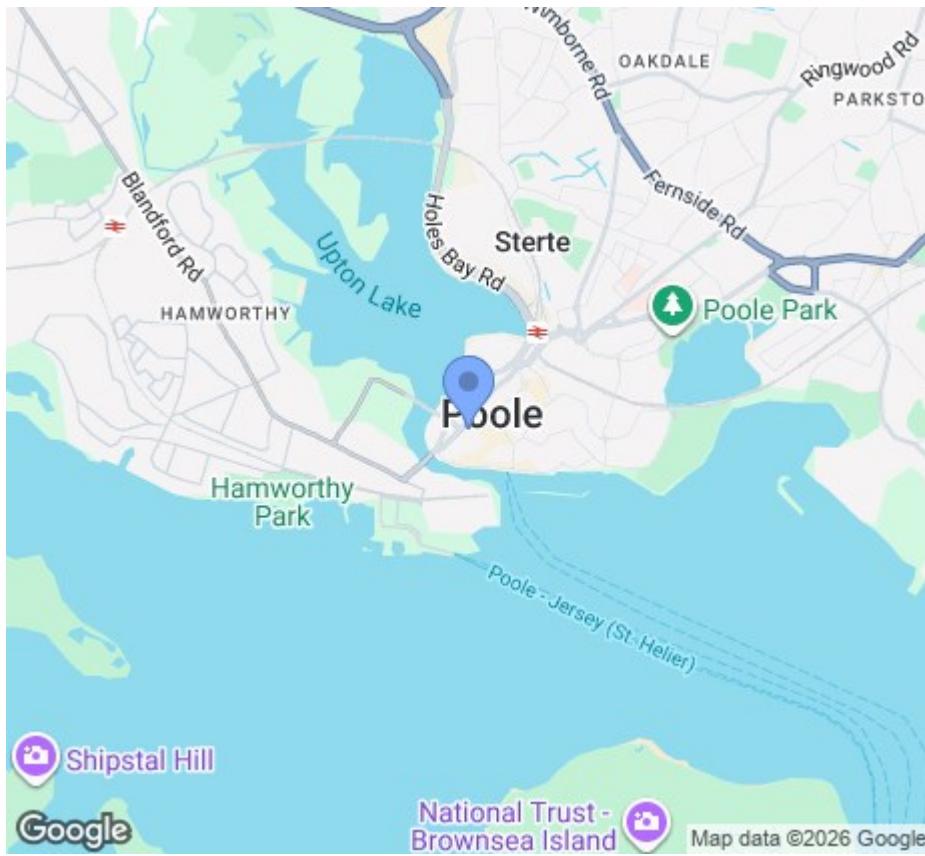
Superfast 76 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 100 Mbps





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		
(65-80)	C		
(55-54)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	
			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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