





HOUSE & SON

Located in the historic town of Poole, it is with great pleasure that we, House and Son, offer for sale this modern build, three double bedroom, semi-detached house. Built in 2021 to a high specification and boasting an EPC rating of 91 it is an ideal family home.

With an en-suite to master bedroom, modern kitchen/breakfast room with integrated appliances, lounge/diner with direct garden access, ground floor cloaks, family bathroom, boarded loft, ample storage, westerley aspect rear garden and two allocated parking spaces. A turn key property.

Furthermore, the property is within walking distance to local shops, parks and recreation spaces. There is a choice of local schooling in proximity. Poole Town Centre, Ashley Cross and the historic Quay are all a short drive away.



ENTRANCE

Storm porch over UPVC double glazed front door.

GROUND FLOOR CLOAKROOM

Continuation of wooden effect flooring. White low-level WC, floating wash hand basin with chrome mixer tap over, tiled splashback, storage underneath, chrome towel rail, obscure UPVC double glazed window to front, smooth ceiling with recessed spotlights and extractor fan.

LOUNGE/DINER

17' 5" x 17' 1" (5.31m x 5.21m)

UPVC double glazed French doors with direct garden access to westerly aspect garden. Two radiators, obscure double glazed window to side, smooth ceiling, stairs to first floor landing.

KITCHEN/BREAKFAST ROOM

14' 0" x 10' 09" (4.27m x 3.28m)

UPVC double glazed door to front, UPVC double glazed window to front. High specification kitchen comprising stainless steel sink with drainer to side, chrome mixer tap over, inset into roll top work surfaces, with a range of base units under including integrated dishwasher, washing machine and electric fan oven, with stainless steel gas hob over, complementing splash back, concealed extractor fan above, inset into the wall-mounted unit, further matching wall mounted units including concealed gas fired combination boiler, tall cupboard housing integrated fridge freezer. Smooth ceiling with recessed downlighters and wooden effect flooring. Understair storage cupboard providing ample storage.







FIRST FLOOR LANDING

A spacious landing with large storage cupboard and loft hatch.

LOFT

Access via a pull down ladder, fully boarded by "Instaloft" providing ample and accessible storage. Over head light.

MASTER BEDROOM

13' 05" into wardrobe x 8' 06" (4.09m x 2.59m)

UPVC double glazed window to front, recently fitted built-in floor to ceiling wardrobes, radiator.

BEDROOM TWO

11' 03" x 10' 00" (3.43m x 3.05m)

UPVC double glazed window to rear, radiator under, smooth ceiling.

BEDROOM THREE

11' 3" x 7' (3.43m x 2.13m)

UPVC double glazed window to rear, radiator under, smooth ceiling.

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m)

White bathroom suite comprising bath with side panel, glass shower screen to side, T-bar shower over, "floating wash hand basin" with storage under, tiled splash back, low level white WC, chrome towel rail, obscure double-glazed window to side, wooden effect floor, part tiled walls, smooth ceiling with extractor fan and recessed downlighters.

GARDEN

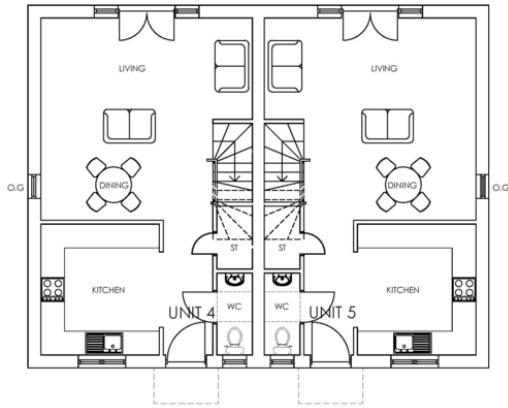
Westerly aspect private rear garden, fence enclosed with side access, a patio abutting the property, lawn with flower beds to side and rear.

OUTSIDE FRONT

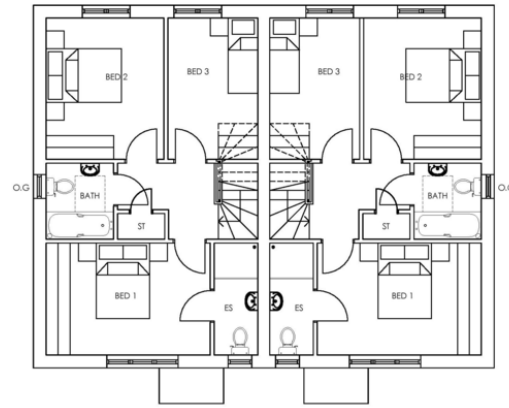
Flower beds abut the front of the property, with a pathway to the front door and a storm porch over. There is side access via a gate and two allocated parking spaces, opposite the property, within the cul-de-sac.

AGENTS NOTE

The property comes with the remainder of the builders warranty, currently with 9 years approximately remaining.



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



4 Polperro Place
POOLE
BH12 3EJ

Energy rating

B

Valid until: 8 November 2030

Certificate number: 9351-5015-6339-1960-8254