

01202 683444

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

www.quayliving.co.uk



33 Stone Close

Poole, Dorset, BH15 4GG

£420,000 Leasehold



- **Four-bedroom Townhouse**
- **Open-Plan Reception Room**
- **Balconies On Two Levels**
- **Gas Central Heating**
- **Council Tac Band E**
- **Three Bathrooms + Cloakroom**
- **Generous Patio Garden**
- **Double Garage**
- **EPC C**

A superbly located, four-bedroom, three bathroom townhouse tucked away in the quietest corner of the popular Harbour Reach development. Hamworthy Park and the shores of Poole Harbour are moments away, whilst Poole Quay is an easy stroll. This wonderful home offers an extended patio garden to the east and sunny balconies at two levels to the west, with oblique water views. The undercroft garage provides generous parking for two vehicles plus storage for watersports equipment. Early viewing is recommended.



ENTRANCE HALL 14'1" x 4'5" (4.29 x 1.35)

On the ground floor, access is available via a portico from the front elevation and, from the rear, via a lobby direct from the secure garage parking area. Door to bedroom 3 and stairs rising to the first floor.

BEDROOM 3 12'8" x 8'8" (3.85 x 2.64)

A good-sized double bedroom with full-height windows to the front elevation. Recessed ceiling spotlighting, door to en-suite shower room with glazed shower cubicle, wash hand basin and WC

SITTING/DINING ROOM 18'9" x 12'10" (5.71 x 3.9)

A bright, spacious first-floor room with full-height glazed double doors to the front balcony with an additional side window to the dining area. Recessed ceiling spotlighting, wood veneer flooring, two radiators, TV and Satellite points.

KITCHEN 12'10" x 9'7" (3.9 x 2.93)

Spacious first-floor kitchen with glazed double doors and window overlooking the rear patio garden. Ceiling spotlights, a comprehensive range of timber-faced wall cupboard and base units with contrasting work surfaces and cream tiled splashbacks. Gas hob with electric oven beneath and extractor over. 1.5 bowl sink and stainless steel drainer. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Large format slate-style contrasting floor covering.

LANDING AREA 6'4" x 6'8" (1.93 x 2.02)

Adjacent to the kitchen with glazed door and side screen to the rear garden, this is a flexible space ideal as a home office.

CLOAKROOM 4'11" x 2'9" (1.5 x .83)

Located off the first floor landing, with low level WC and wash hand basin with tiled splashback and mirror over. Timber veneered floor covering

BEDROOM 1 13'2" x 9'0" (4.01 x 2.75)

With recessed spotlighting, window to rear elevation, fitted double wardrobes, timber veneer floor covering. Door to;

EN-SUITE 6'5" x 5'5" (1.95 x 1.66)

With window to side, double-height ceiling, corner shower with glazed sliding doors and ceramic tiling. Wash hand basin with mixer tap and splashback, low level, push-button WC. High level window.

BEDROOM 2 12'10" x 8'6" (3.9 x 2.59)

Double bedroom with two windows to the front elevation. Fitted double wardrobes, recessed ceiling spotlights, radiator.

BATHROOM 6'11" x 6'5" (2.12 x 1.96)

With white three-piece suite. Bath with shower over and glazed screen. High-level window and wall-mounted lighting. Half-height ceramic splashbacks. Wash hand basin with mirror-fronted medicine cabinet over. Shaver point. Timber-effect floor covering.

BEDROOM 4 10'8" x 6'10" (3.25 x 2.08)

A good-sized single room with fitted single wardrobe and window to rear elevation. Recessed spotlighting, radiator.

GARAGE 16'9" x 20'0" (5.1 x 6.09)

Spacious ground floor double garage area, accessed via a communal undercroft garage with electric gates. Built-in blockwork storage shed and bicycle hoop. Ground floor door to house

OUTSIDE 26'3" x 20'0" (8.0 x 6.1)

To the rear, accessed from both the kitchen and first-floor landing, is the large east-facing patio garden with views across the communal garden to the south and the landscaped areas to the north. Fitted outside tap and power. To the front (west) elevation is a full-width balcony to the first floor with pleasant open views across the local school playing field. A smaller crow's nest balcony from the second floor landing enjoys southerly views towards Poole Harbour with Corfe Castle in the distance.

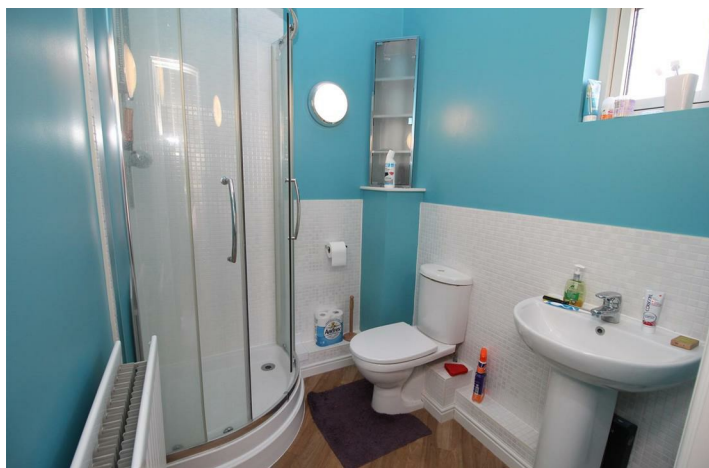
TENURE

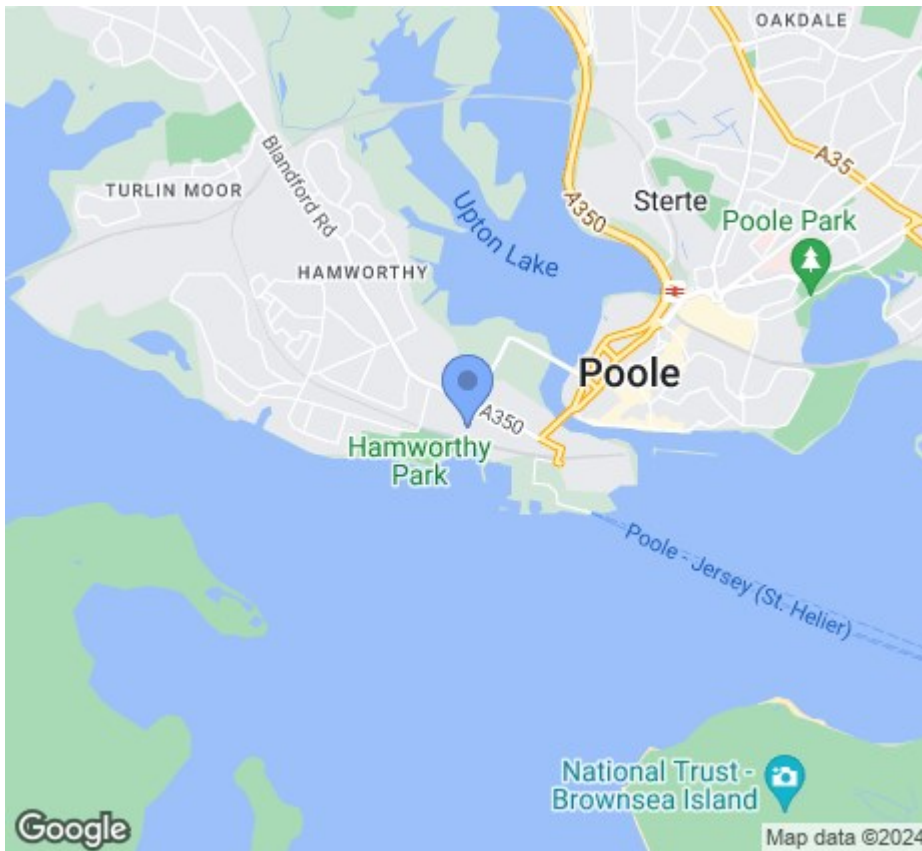
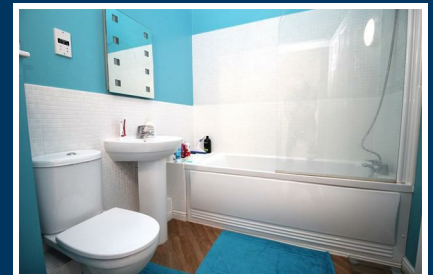
Leasehold for a term of 250 years with 235 years unexpired.

Service Charge £2,460pa

Ground Rent £125pa

Council Tax Band E & EPC E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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