



Napier Road, Poole BH15 4NA

A wonderful four double bedroom detached property that has been completely refurbished and extended by the current owners to create a stylish spacious modern contemporary family home. The property offers views of Poole Harbour from the master bedroom and balcony and it is set within a popular established residential road close to Hamworthy Park and beach, Lake Pier, Lake Yard Marina and Upton Country Park.

EPC: 75 Council Tax Band: D Price: £750,000 Freehold







Key Features

- COMPLETELY REFURBISHED & EXTENDED
- SUPERB OPEN PLAN LIVING/KITCHEN/ DINING ROOM WITH BI-FOLD DOORS
- UNDER FLOOR HEATING TO GROUND FLOOR
- FOUR PIECE GROUND FLOOR BATHROOM
- FOUR DOUBLE BEDROOMS, 2 EN-SUITES TO FIRST FLOOR & MASTER WITH WALK IN WARDROBE, BALCONY & DOUBLE SHOWER
- BESPOKE FITTED FURNITURE THROUGHOUT PLUS WIRELESS ALARM SYSTEM
- VIEWS OF POOLE HARBOUR BROWNSEA ISLAND & THE PURBECK HILLS BEYOND
- GOOD SIZE GARDEN WITH DECKED ENTERTAINING AREA
- DRIVEWAY, OFF ROAD PARKING & GARAGE

The Property

Upon entering you are greeted by a generous size welcoming entrance hallway. Doors then lead off to a stunning light and airy open plan living/kitchen/dining room to the rear with breakfast bar peninsular, bi-fold doors leading out on to the rear garden and luxury wood effect flooring. We feel this room is a particular feature combining modern day living and entertaining at the heart of the home. To the front there are two large double bedrooms and also located on the ground floor is a four piece bathroom suite as well as underfloor heating throughout.

On the first floor there is a spacious double bedroom to the rear overlooking the garden with en-suite

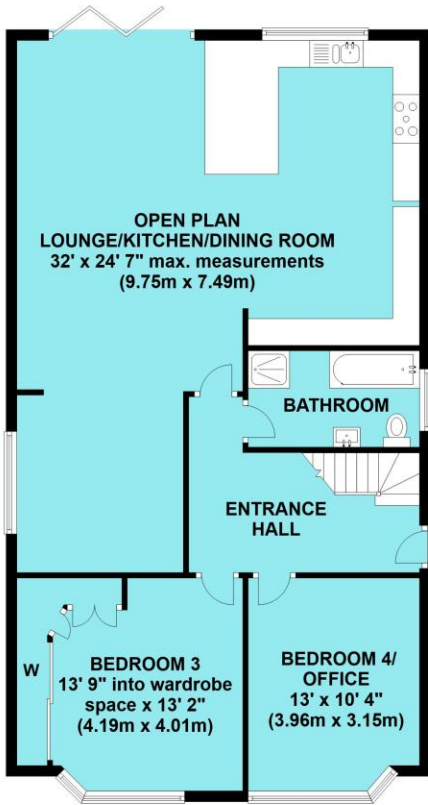
shower. Directly opposite lies the fantastic master bedroom with walk in wardrobe, double en-suite shower and covered balcony providing views of Poole Harbour, Brownsea Island and the Purbeck Hills beyond.

The front provides ample off road parking with a block paved driveway which continues down the side. There a generous size rear garden with a good size patio area initially, bespoke fitted seating to the side and this then leads up to the remainder of the garden being laid to lawn. To the rear there is a raised decked entertaining section with sink, BBQ and speakers. There is a garage with a water supply.



Ground Floor

Approx. 104.4 sq. metres (1124.1 sq. feet)



First Floor

Approx. 72.0 sq. metres (775.0 sq. feet)



Total area: approx. 176.4 sq. metres (1899.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	84
(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	
WWW.EPC4U.COM			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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