



**Leslie Road, Whitecliff
Poole, Dorset, BH14 8DN**

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Freehold Price £625,000

Set in a private development of 4 luxury homes is this stunning, brand new 3 double bedroom detached home offering contemporary accommodation with stylish fittings and quality materials. Includes a superb, well-equipped kitchen/dining/living room, separate lounge and a south facing rear garden, set in a private block paved cul-de-sac with driveway for 2 cars.

- Set in a private development of 4 luxury homes
- Brand new 3 double bedroom detached home.
- Contemporary kitchen finished with light grey high gloss units, granite worktops, integrated Bosch oven, gas hob with hood, integrated dishwasher & fridge/freezer
- Separate utility room
- Luxury fitted carpets included, along with the Karndean flooring in the kitchen, entrance hall and utility room
- Underfloor heating on the ground floor and stylish radiators on the 1st floor
- 2 bathrooms (en-suite to master)
- Ground floor cloakroom
- Low voltage downlights
- Solar panels to reduce running costs
- Block paved driveways at the side of the property for off road parking
- Lovely southerly aspect split level 30ft x 22ft landscaped garden with large patio for alfresco dining adjacent to the bi-fold doors



Located less than ½ a mile down the road is Whitecliff Park, with its playing fields and children's activity area, Poole Park is just a 5 minute walk away with its extensive array of leisure facilities, Poole Town Centre is approximately one mile away, Poole Quay is just over one and a half miles via a pleasant waterside walk and the beautiful sandy beaches that the area is famous for are two and a half miles away. Other leisure activities include Parkstone Golf Course, which is 1.2 miles away, 0.3 miles away is East Dorset Lawn Tennis club and Parkstone Marina is just 0.6 miles distance.

COUNCIL TAX BAND: TBC

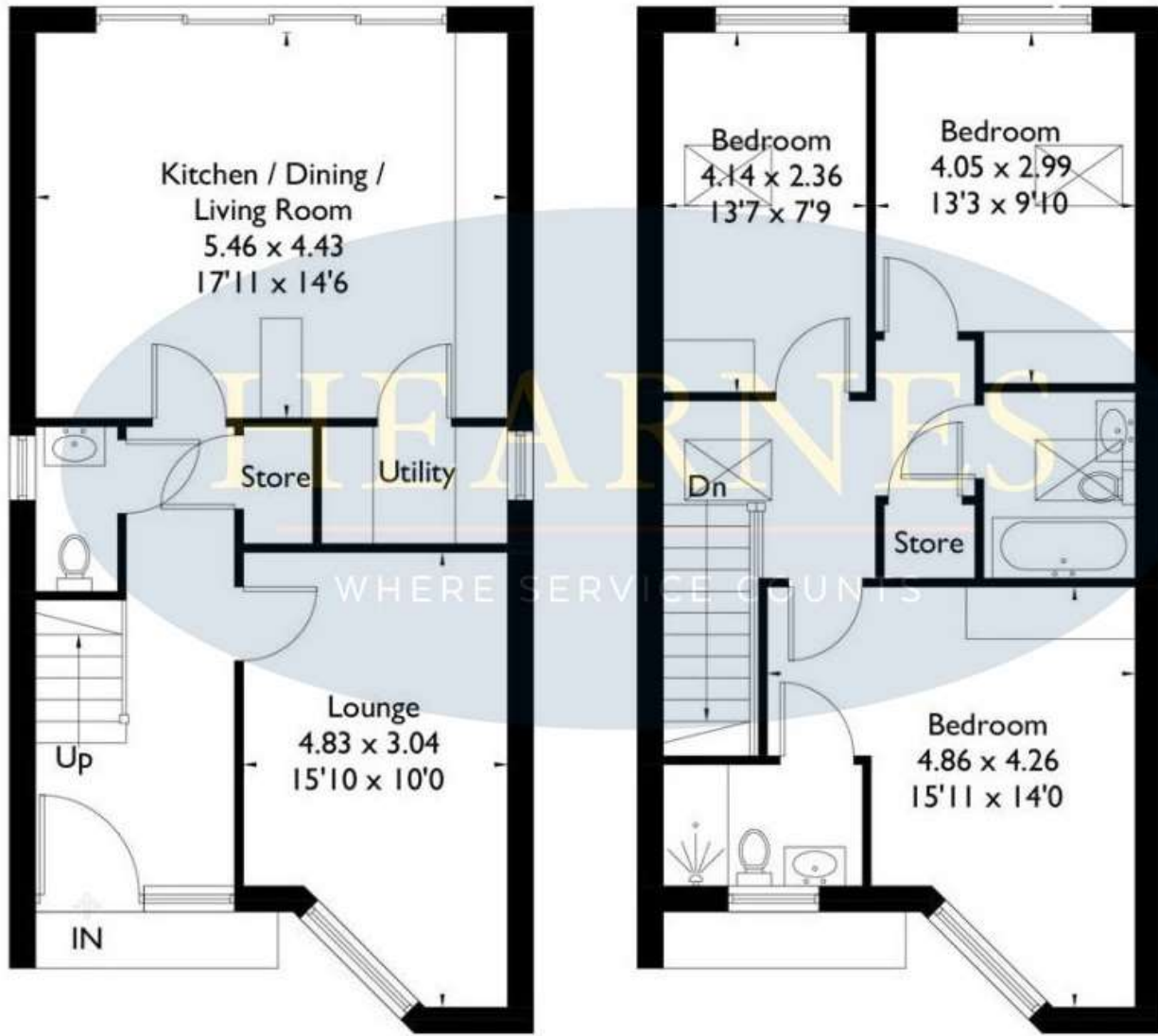
EPC RATING: B



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



8C & 8D Leslie Road Poole BH14 8DN



Ground Floor

First Floor

Illustration for identification purposes only. Not to scale

TOTAL APPROX. FLOOR AREA 1173 SQ.FT (109 SQ.M.)



Poole Park



Whitecliff Harbourside Park



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