



**Connells**

Wharfdale Road  
Poole



## Property Description

Situated in the sought-after location of Wharfdale Road, Poole (BH12), this well-presented three bedroom semi-detached home offers spacious and modern living, ideal for families and professionals alike.

The property boasts a generous frontage with off-road parking for multiple vehicles, providing both convenience and practicality. Internally, the home is thoughtfully laid out, featuring a bright and welcoming separate living room, perfect for relaxing or entertaining guests.

To the rear, you will find an impressive open plan kitchen/dining room, forming the heart of the home. The modern kitchen is finished to a high standard with contemporary units and ample workspace, seamlessly flowing into the dining area with direct access to the garden—ideal for indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms along with a stylish, modern family bathroom.

Externally, the property continues to impress with a private rear garden, offering a great space for families, entertaining, or simply unwinding. A standout feature is the versatile garden room, perfect for use as a home office, gym, or hobby space.

## Entrance Hall

Hardwood Laminate Flooring, radiator,

understairs cupboard.

## Lounge

Front aspect double glazed bay window, radiator below, feature fireplace.

## Kitchen Diner

Kitchen Island, laminate flooring, french doors to garden, gas fire, radiator, grey wall and base units, rear aspect double glazed window, gas hob, electric double oven, space and plumbing for free standing washing machine and dishwasher, built in fridge freezer, wall mounted combination boiler in cupboard.

## Landing

side aspect double glazed window, loft access hatch.

## Bedroom 1

Front aspect double glazed bay window, radiator below, chimney breast.

## Bedroom 2

Rear aspect double glazing, radiator below, chimney breast.

## Bedroom 3

Rear aspect double glazing, radiator on entrance wall.

## Bathroom

Front aspect double glazed window, ladder rail, WC, wash hand basin, bath with shower over, tiled floor to ceiling.

## Rear Garden

Left hand side access, patio and laid artificial grass, timber shed.

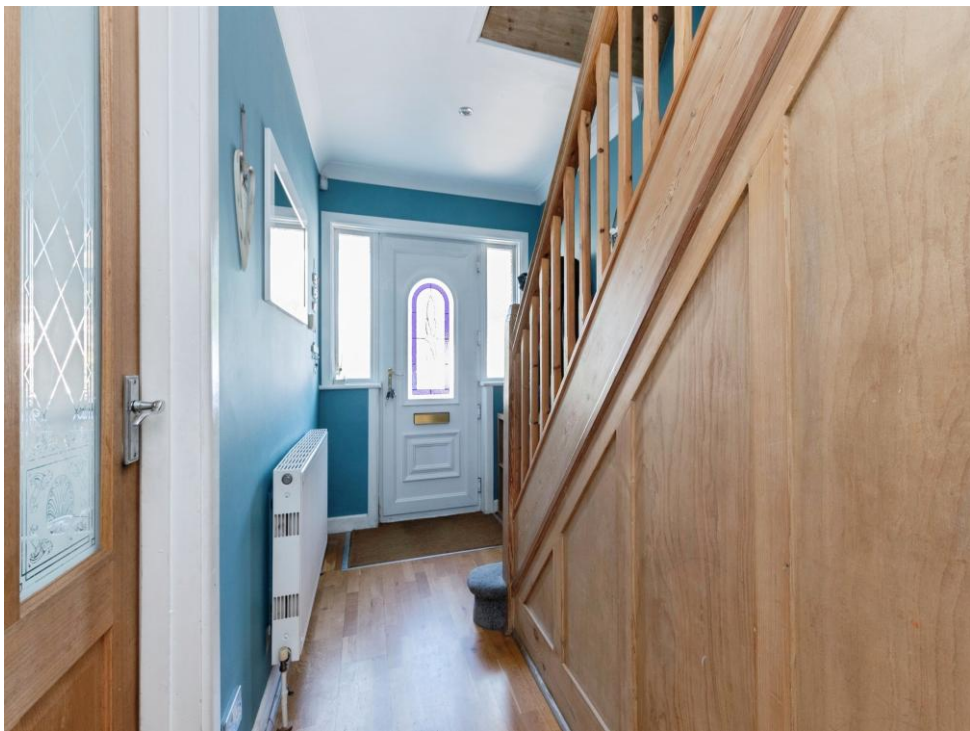
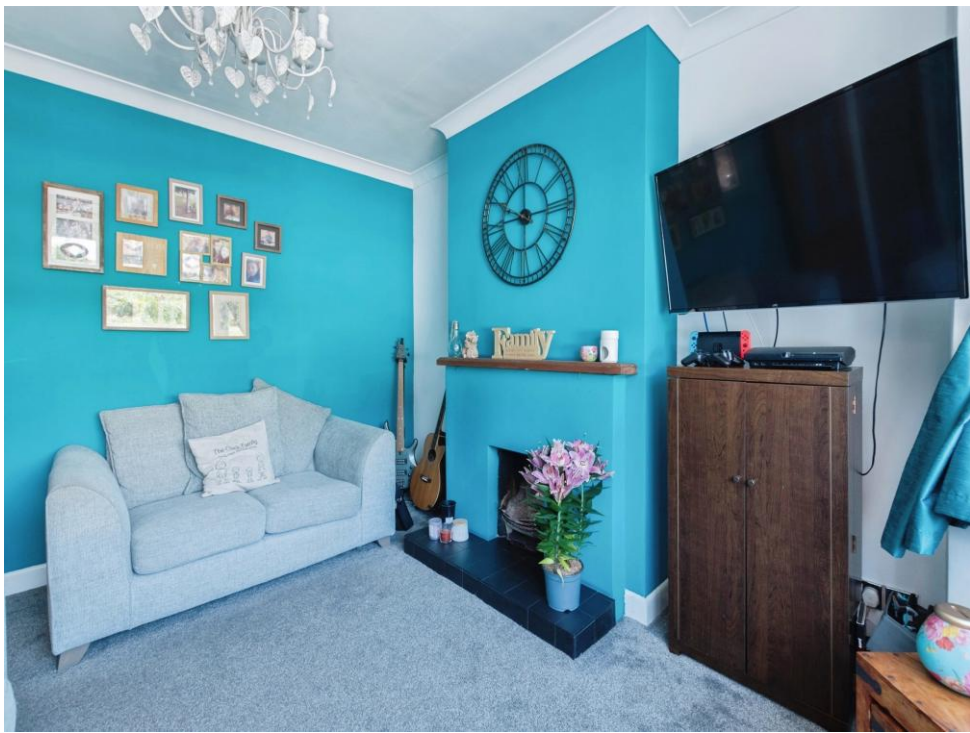
## Parking

dropped kerb with space for 2-3 cars.

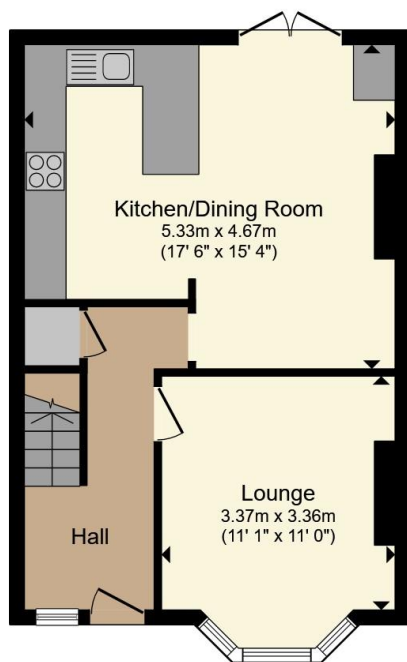
## Outbuildings

brick and mortar garden room with power, currently used as a music room

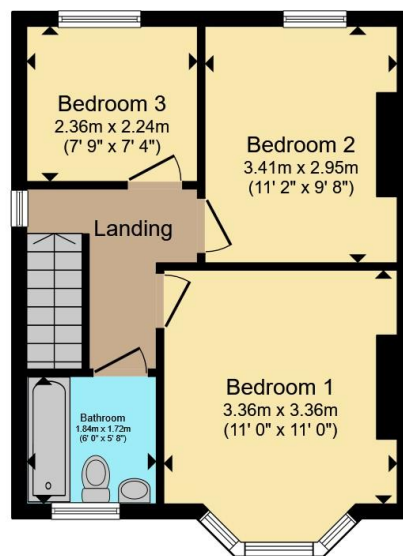




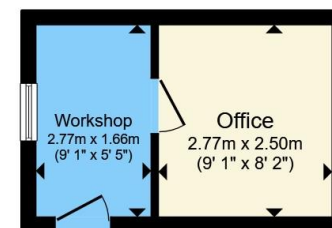




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 93.7 m<sup>2</sup> (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: Awaited  
Council Tax Band: C

Tenure: Freehold

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Property Ref: WIN307822 - 0003