



2 Wellwood Close

29 FOREST ROAD, BRANKSOME PARK, DORSET, BH13 6EL

Tailor Made

ESTATE AGENTS



2 WELLWOOD CLOSE | 2 | 29 FOREST ROAD

Delightful home in a premium location

Recently constructed home with flexible layout and beautifully decorated rooms throughout. Peacefully located in the heart of Branksome Park and just 0.7 miles to award-winning Blue Flag sandy beaches and the popular social hub of Rockwater.

- Beautifully presented and well-maintained throughout
- Separate cosy living room
- Open plan kitchen/dining/living space
- Useful study
- Attached garage and 2 off-street parking spaces
- Exceptionally private
- Low maintenance rear garden
- Convenient location c0.7 miles to amenities and local dog-friendly beaches

Local Authority: BCP Council, BCP • Tax Band: G • EPC: C



FOR SALE: FREEHOLD



2 WELLWOOD CLOSE | 3 | 29 FOREST ROAD

ACCOMMODATION

Set down a private drive in a small scheme of luxury homes, this immaculate 4 bedroom semi-detached home with garage and off-street parking has a flexible layout, ideal as a main residence or wonderful second home by the sea.

As you enter the property you are immediately aware that this is an extremely well maintained and beautifully decorated home with a fresh feel and high quality interior design.

Welcomed by a generous hallway with access to all principal ground floor rooms, this floor includes an elegant drawing room to the rear aspect and a spacious open plan kitchen/dining/living space with glazed doors onto the wonderful west facing rear garden. The garden is mostly laid to low-maintenance artificial lawn with mature shrubs and thoughtfully positioned design touches. The contemporary kitchen is fully fitted with branded appliances, composite quartz worksurface and a breakfast bar to seat 4 comfortably. A separate utility room/guest cloakroom and useful study complete the ground floor.

Stairs lead to the first floor where there are two double bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and dressing area leading to a fully-tiled en-suite shower room.

The second floor offers a further two double bedrooms, one with an en-suite shower room. A useful full height, walk in storage area, which could easily function as a hobby room or dressing area is set into the eaves, and a further cupboard houses the hot water tank. The storage area could be converted to additional accommodation or a study (STPP) with the addition of a Velux window.

Throughout this lovely home there is a feeling of light, space and quality of both construction and finish.







LOCATION

Branksome Park is one of Poole's most affluent areas and lies inland from the shorefront where properties are largely nestled amongst the trees within private grounds, offering space and privacy.

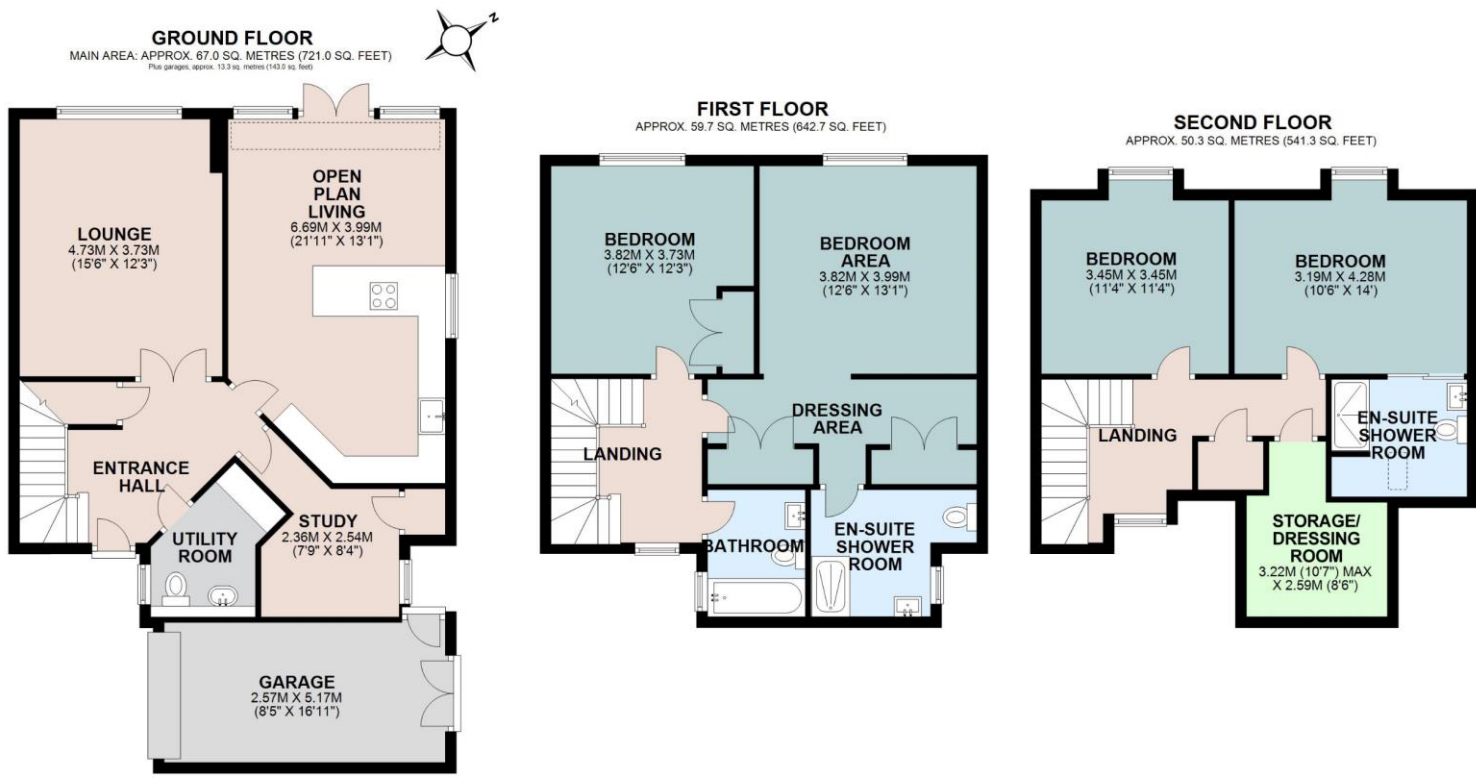
A network of footpaths will take you on captivating woodland walks through the famous "chines" alongside a meandering stream, eventually leading to the sea and the beautiful, Blue Flag award-winning sandy beaches.

The popular restaurant and meeting point, Rockwater, is located at the bottom of the chine, directly on the beach and is a wonderful place to make friends and enjoy lunch or dinner after wild swimming or a day spent on the beach. Curl up by their log fire during the winter and while away an hour or two with a good book - or why not join one of the many Book Clubs in the area?

For all your amenities, neighbouring Canford Cliffs and Westbourne offer a cosmopolitan mix of shopping - including an M&S Foodhall, Tesco superstore, multiple restaurants including Greek, Thai, Indian and Japanese, alongside plenty of bars, bistros and boutiques.

Nearby, the internationally acknowledged Sandbanks peninsula boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.





MAIN AREA: APPROX. 177.0 SQ. METRES (1905.0 SQ. FEET)
PLUS GARAGES, APPROX. 13.3 SQ. METRES (143.0 SQ. FEET)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	80	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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