

Waterloo Road Poole



CHARLEW

DEVELOPMENTS



The best of Dorset life

Our new modern split-level homes in the heart of Poole are contemporary by design but traditional in build.

Located close to all amenities and Poole town centre, these 3 homes are ideally placed for shopping, countryside walks, lakes, as well as blue flag beaches and Poole Harbour.

Slightly further afield the award-winning Upton Country Park is 2.3 miles away, where you will find Upton House, which is steeped in history. There are cycling and walking opportunities as well as a walled garden and even a summer splash fountain.

Poole Park is only 2.8 miles and features 110 acres of parkland, large play parks, a salt-water lagoon and beautiful lakes. Whilst only 2.9 miles you are on the sea front at Poole Harbour.



Development Layout

The unique split level layout of Teal House and Mallard House offers versatile contemporary living.

On the entrance level the kitchen/breakfast room offers a modern fitted kitchen with all appliances integrated.

On the same level is the cloakroom and a study, which could also be used either as a family room, a dining room or even a single 4th bedroom.

On the lower level accessed via stairs from the entrance hall, is a large living/dining room with sliding glass doors leading to the landscaped garden.

The lower level of the first floor features a large master bedroom which has the luxury of a separate dressing room and en-suite.

The upper level of the first floor comprises 2 further bedrooms and a family bathroom.



- Osprey House – Reserved off-plan
- **Teal House**
- **Mallard House**



Address:

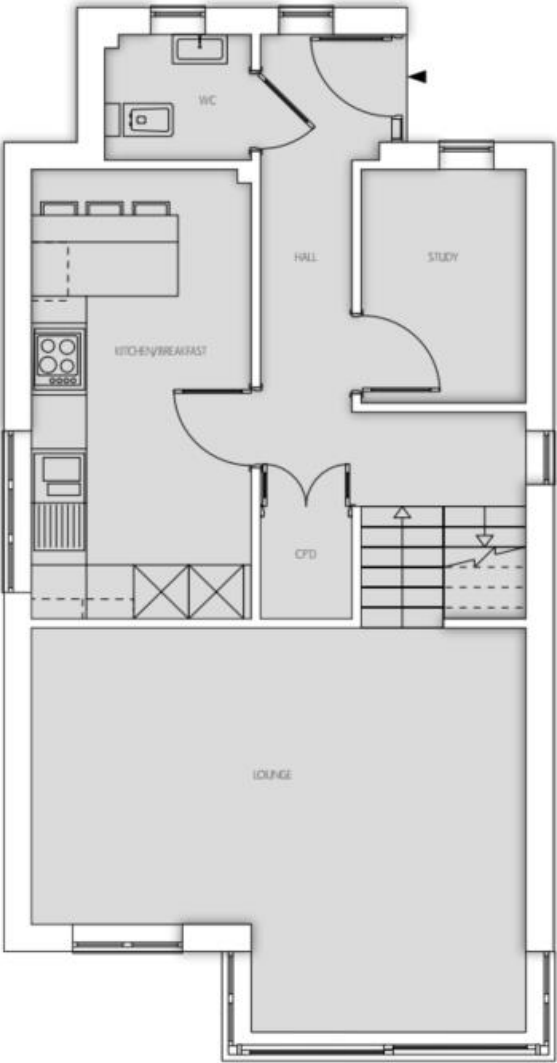
Waterloo Road
Poole

Sat Nav:

BH17 7JY

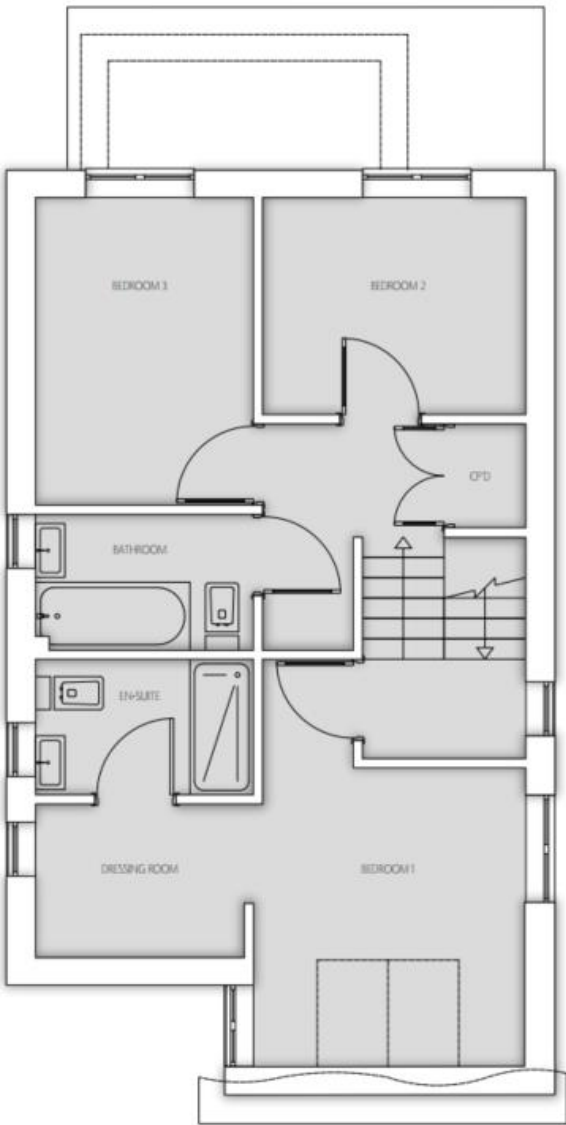
Teal House and Mallard House

Ground Floor



Kitchen-Breakfast	2,30x4,80	7'7"x15'9"
Lounge	5,20x4,30	17'1"x14'1"
Study	1,80x2,50	5'11"x8'2"
Bedroom 1	5,20x4,30	17'1"x14'1"
Bedroom 2	2,80x2,30	9'2"x7'7"
Bedroom 3	2,30x3,20	7'7"x10'6"
Garage	2,85x5,80	9'4"x19'0"

First Floor





An Exceptional Specification



Kitchen and utility Feature

- A range of wall and floor cabinets with laminate work top and upstand.
- Fully integrated appliances to include a 4 ring induction hob, extractor, single oven, dishwasher, fridge/freezer and washer/dryer.

Family Bathroom, En-Suites and Cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry.
- Heated chrome towel rails.
- Ceramic floor and wall tiles.

Electrical and Multimedia

- White switch plates and sockets throughout.
- Recessed down lighters or pendant provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (vbox, dish and subscription not included).
- CAT6 cabling from master BT point to TV position in the living room and Master bedroom to allow for hard wired internet access to these location only.
- Underfloor heating to the ground floor and an efficient gas fired central heating system to the first floor via radiators and thermostatic controls, is provided in conjunction with a pressurised water cylinder.

Peace of Mind

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery back-up.

Finishing Touches

- Veneered internal doors with chrome finish
- All internal joinery will consist of attractive skirtings and architraves finished in white.
- Flooring throughout.

External Features

- Landscaped front garden with feature planting.
- Rear garden is provided with turf and patio area.
- External tap.
- External power point.

Guarantees

- Both Homes come with a 10 year warranty
- Customer aftercare provided for 12 months after you move in.



Computer Generated Images, the specification may vary





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As we are a privately owned development company it means that we take personal pride in the high standards and value for money of our developments.

On all of our developments our properties are designed and finished to the highest standards. With over 30 years in the building industry we find that it's often the attention to detail that is appreciated the most.

Charlew Developments provide
quality homes using quality products,
built by professional tradesmen.

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Floorplans shown are for approximate measurements only. Exact layout and size may vary within an acceptable tolerance. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately detailing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty.