



## *Caletta*

33a Whitecliff Road, Whitecliff, Poole, Dorset, BH14 8DX

£2,655,000



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**\*\*STUNNING HARBOUR VIEWS\*\*** A STATE OF THE ART 4 DOUBLE BEDROOM residence, situated in a prominent position in the popular Whitecliff area, enjoying BREATHTAKING HARBOUR VIEWS. This stylish home extends to nearly 3800 SQ FT with accommodation set over four floors including CHOICE OF ENTERTAINING AND RECEPTIONS AREAS.

- LUXURY MODERN HOME
- PANORAMIC VIEWS OF POOLE HARBOUR
- SPACIOUS LIVING ACCOMMODATION
- FULLY FURNISHED
- ONLY 5 YEARS OLD
- JUST YARDS FROM WHITECLIFF PARK
- HIGHEST SPECIFICATION
- VACANT POSSESSION

Local Authority Poole, Tax Band H, Tenure: Freehold



### *Property Comprises*

This exceptional house has been designed by award winning architects David James and the quality of the finish far exceeds that of many properties currently available.

The house is set back from the road on an elevated plot just yards from the water and forms one of just two brand new homes within this top end development, and is set behind its own secure gate and enjoys spectacular views across Poole harbour towards the Purbecks.

The accommodation is arranged over four floors and offers extremely versatile living accommodation with a choice of four generous reception areas including the top floor sun lounge / entertaining room with a private roof top terrace which takes advantage of the incredible views, open-plan kitchen living room, lounge and media room.

Externally the property benefits from electric gates on to the front driveway offering off road parking for several vehicles which in turn leads to a large double garage. The rear garden is well landscaped, ideal for entertaining and is low maintenance.

### *Whitecliff*

Whitecliff is conveniently situated close to many local shops and amenities in both Ashley Cross and Lilliput with their village style culture offering further entertainment and shopping facilities.

It is also within walking distance of the playing fields and children's play equipment at Whitecliff Harbourside Park, Poole Park, with its cafes and leisure facilities, Salterns Marina, Parkstone Yacht Club and Parkstone Bay Marina.

The Whitecliff area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK with stunning views of the Isle of Wight and Purbeck Hills.

Lilliput is a short walk away and Canford Cliffs is close by, offering a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also within easy reach with a more diverse range of high street shops.

### *Additional Information*







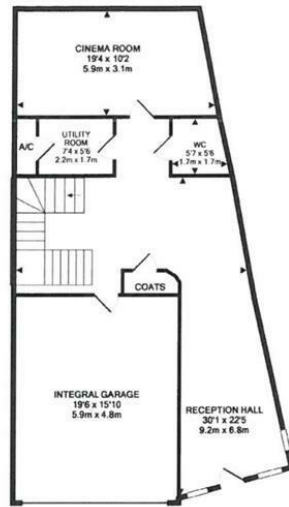
The owner of the property is prepared to leave additional items along with the sale to include:

- Electric car charger in garage
- Lightning protection system on the roof
- Surge protector in fuse box
- WIFI network with extenders on each floor
- Miele Washing Machine and Siemens Dryer
- Water softener
- Two modern flat televisions
- Air conditioning living area south side
- Architecturally designed low-maintenance landscaped garden
- Drip hose in garden with automatic timer
- Automatic sunshade for the entire staircase
- Safe
- Curtains throughout the house
- Plant pots plants on balcony
- All artwork
- 90% of current furniture including very special lighting (new value approximately £ 160,000)
- 85% of the other small items
- Water pipe: leak detection and automatic shut-off system
- Sonos speakers in most rooms

Systems that can be controlled remotely:

- Air conditioning controllable by app
- Alarm controllable by app
- Cameras controllable by app
- Lighting controllable by app
- Underfloor heating controllable by app
- Solar panels readable by app
- Leak detection and shut-off system controllable by app
- Water softener controllable by app
- Miele washing machine controllable by app

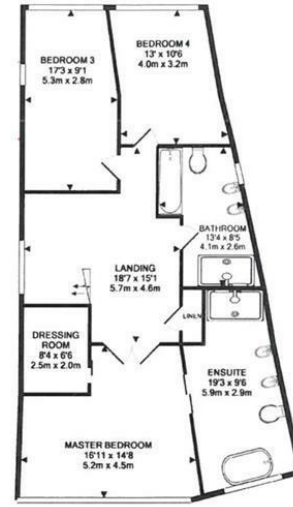




GROUND FLOOR  
APPROX. FLOOR  
AREA 1810 SQ.FT.  
(168 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1012 SQ.FT.  
(94.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 1069 SQ.FT.  
(98.7 SQ.M.)



TOP FLOOR  
APPROX. FLOOR  
AREA 886 SQ.FT.  
(81.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 3717 SQ.FT. (345.3 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floor, wall, rooms and any other items are approximate and not guaranteed. It is for your information only and should be used as a guide only. It is not intended to be used as a basis for any prospective purchase. The balconies, stairs and appliances shown have not been sealed and no guarantee is given for their operation or efficiency over time.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(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	

