

FOR SALE

13 Sherwood Avenue, Whitecliff,
Poole, Dorset BH14 8DH



PHILIPPA SOLE



£875,000

3/4 bedroom detached house

Rear access

Sunny rear garden

Cabin/gym/office

Log burner

Ensuite to master

No forward chain

Council tax band E - £2503.40

Freehold

About this property

A stunning three/four double bedroom detached luxury home. Offering a fabulous open plan new kitchen/living space, cabin/office/gym, and a south easterly facing garden. Located within Lilliput and Baden Powell school catchment and within short walking distance of Whitecliff Harbourside Park and close to the beaches of Sandbanks.

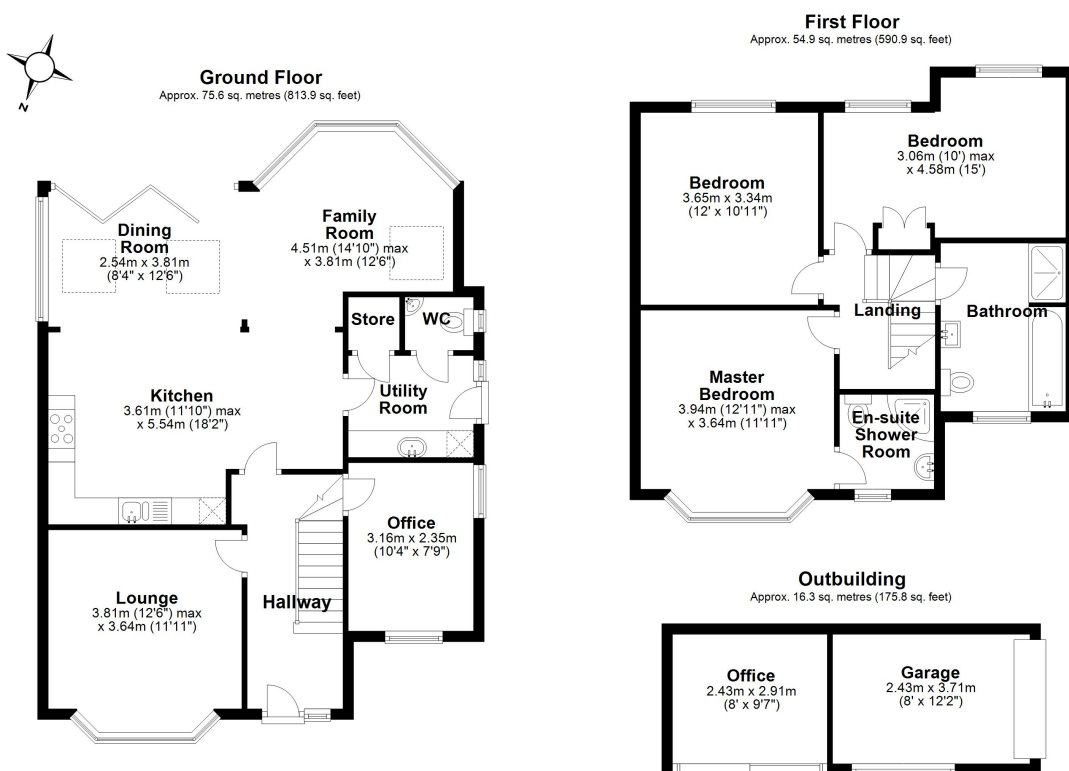
This impressive versatile family home, leaves a lasting impression. Beautifully refurbished throughout the kitchen breakfast day room is a particular feature, boasting soft grey units and a social central island complimented by quartz worktops, that flows into the defined dining and living space, complimented by 'Oak White Island herringbone flooring' and underfloor heating that flows from the entrance hall into the kitchen living space. Large bi-fold doors lead onto the child friendly south facing garden, adjacent is a utility room and downstairs cloak room. The formal living room features an aga log burning ideal for winter nights. In addition to the formal, living room there is a study/bedroom four on the ground floor.

The principal bedroom features fitted wardrobes and a stunning ensuite shower room. Bedroom two and three are both double rooms that overlook the rear garden and share the family luxurious bathroom with its large sunbath and walk in shower lit with concealed mood lighting. The south easterly facing rear garden is indeed a suntrap. Beyond the curved patio is a large level lawn which in turn leads to a pergola providing welcome shade during the summer. Beyond is a detached cabin/office/gym offering flexible recreation or workspace. There is vehicle access from neighbouring Leslie Road if you have a car or small boat to store off road access via secure gates.

Location

At the end of the road is the very popular Whitecliff Harbourside Park with children's play area, a running and cycle path leading all the way to historic Poole Quay and Parkstone Bay Marina/restaurant. In the opposite direction, also walking distance, is fashionable Ashley Cross with bakeries, cafes, restaurants and bars centres around The Green. The property falls within both Lilliput and Baden Powell school catchment and the beaches at Sandbanks are only a 10 minute drive or 20 minute cycle.





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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales		69	80
EU Directive 2002/91/EC			

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