

Mayfield Avenue, Penn Hill, Poole,
Dorset, BH14 9NY



HEARNES

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Mayfield Avenue, Penn Hill, Poole, Dorset, BH14 8NY Freehold Price £875,000

A charming, detached 1930's character home, set on a private enclosed plot behind double gates offering 4 bedrooms (1 ground floor with en suite) cosy lounge, superb extended kitchen/dining/family room, separate utility room, and first floor bathroom. The current owners have loved their home and enjoyed raising their family, being so close to the shops at Penn Hill, and the chine with its wonderful walk down to the beach and sea at Branksome Chine. Retaining many original character features blended with more recent updating, this home has a welcoming feeling and practical layout. Set within a secure plot with low maintenance side and front gardens, along with a detached workshop/garage and parking for 3 cars.

- Well-presented character 1930's detached home, set in a popular road
- 4 bedrooms to include a ground floor bedroom with shower room
- Stunning kitchen/dining/family room with a range of cream handle less units with feature curved island unit forming a breakfast bar. Fitted with integrated appliances to include electric hob with extraction over, Miele double oven, dishwasher, and space for fridge/freezer. The whole room feels bright and spacious being dual aspect with a large bay window to the front and window and door leading to the garden and ceiling windows to allow extra light and a feeling of space. Wood effect flooring and a door to a small utility room with plumbing and space for washing machine
- Separate lounge with bay window
- Amtico floors throughout
- Wrap around landscaped gardens with a lovely decked area that enjoys the afternoon sun, beautiful mature beds and borders stocked with a multitude of various flowering plants and shrubs, rockery, and Purbeck stone wall. The whole plot is enclosed by high fencing double gates and foliage proving an excellent degree of privacy. The gates lead to a driveway for 3 vehicles and the garage.
- Detached garage/workshop with pitched roof, built in keeping with the house design, providing excellent storage, or could be used as a workspace/home office
- 2 good size first floor bedrooms, both having bay windows and excellent built in wardrobes, with bedroom 4 ideal as a small single, nursery or study
- Gas central heating and leaded lite double glazed windows
- Fabulous original arched wooded front door with feature brick arch surround

Set off Kings Avenue, Mayfield Avenue is just 300 yards from Penn Hill which offers a range of bars, restaurants, shops including a patisserie. Ashley Cross is just over ½ a mile away with even more extensive range of restaurants, bars and shops and the mainline railway station. Branksome Chine is 0.8 of a mile away and provides a lovely walk of a further 0.6 of a mile through the Chine to Branksome Beach. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. In terms of schooling, the property currently falls into the Baden Powell and Courthill School catchment areas, whilst the area is well-served by schools in both the public and private sectors.

COUNCIL TAX BAND: E

EPC RATE: C



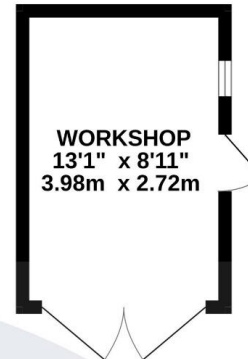




TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.

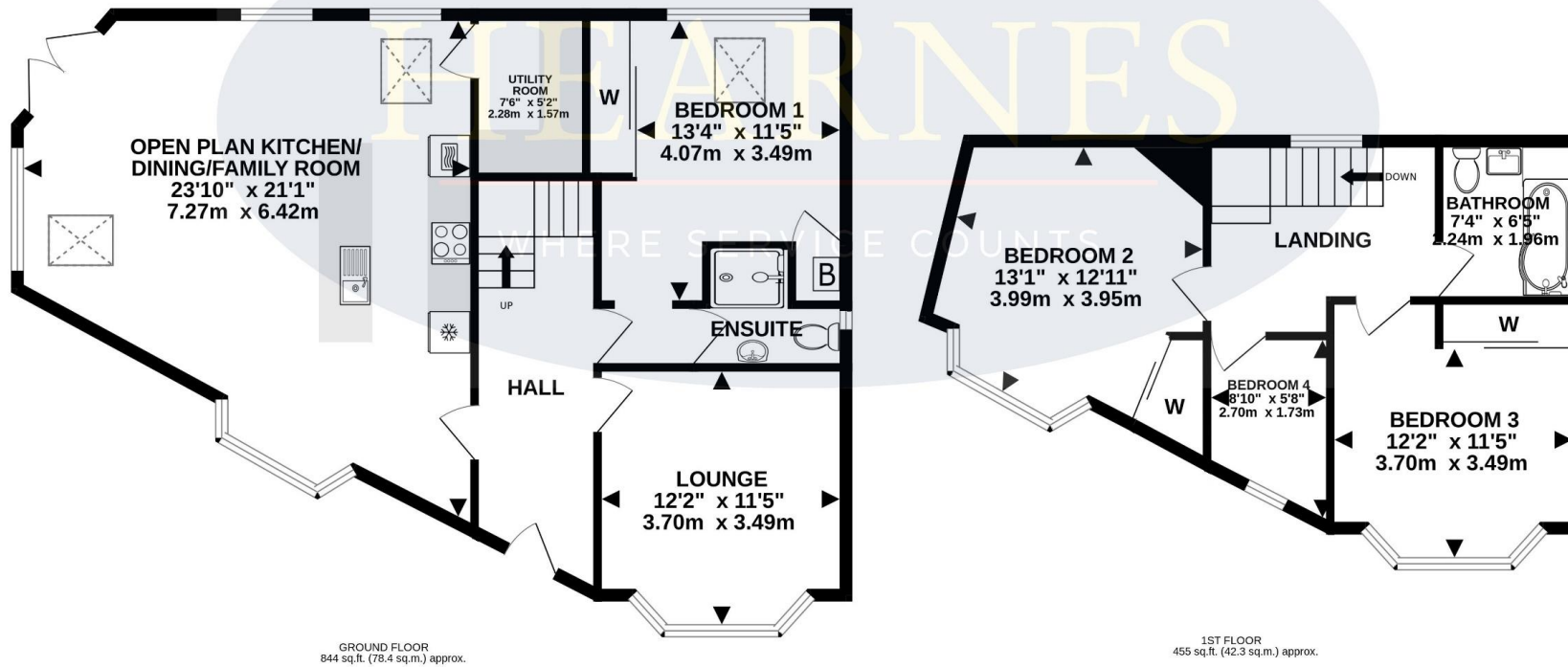
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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WORKSHOP
13'1" x 8'11"
3.98m x 2.72m

NOT LOCATED IN EXACT POSITION
117 sq.ft. (10.8 sq.m.) approx.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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