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**21 Astbury Avenue, Poole, Dorset,
BH12 5DT**

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FREEHOLD PRICE £365,000

A well-presented 3 bedroom semi-detached family home with an open plan kitchen/dining/day room, separate lounge, conservatory, ground floor cloakroom and refitted modern 4 piece bathroom. Set on a generous plot with an 80' rear garden where there is a garden pod that is used as a home office. The frontage is laid to a generous driveway providing parking for 2/3 cars. The property has been greatly improved over the last few years by the current owners and is very homely and inviting. They have opened the rear of the house to make a wonderful open plan area which leads onto the garden. The property has been dearly loved due to the versatile living space, good size bedrooms and location. There is a pull down loft ladder giving access to a boarded loft, providing excellent storage. It further offers gas central heating, double glazing and is set within a few hundred yards of Bourne Valley Nature Reserve.

- Charming 3 bedroom semi-detached family home
- Set within a few hundred yards of the Nature Reserve
- Central to the home is an open plan kitchen/dining/day room which is perfect for family life and has sliding patio doors to the garden
- Recently updated kitchen to include a range of white high gloss handleless units with work tops over that continue to form a peninsular unit with breakfast bar. Integrated appliances include double oven, induction hob, extractor, dishwasher. Space for washing machine and American style fridge/freezer
- Good size conservatory having space for a tumble dryer, handy storage cupboard and doors to the garden
- Refitted ground floor cloakroom
- Dual aspect refitted tiled 4 piece bathroom having a double walk in shower with central taps, separate bath, wash basin and close-coupled wc
- 80' x 30' south easterly facing rear garden set over 2 levels, with a patio, flat lawn, garden pod and inclined tiered area, currently as a natural garden offering potential for further landscaping
- Garden pod that is used as a home office with power and light, electric heating and hard wired for internet access
- Driveway with parking for 3 cars
- Gas central heating, double glazing, Hive digital heating

Astbury Avenue is located within half a mile of the shops at Wallisdown. It is a few hundred yards down to the Bourne Valley Nature Reserve which is an area of 15 acres of heathland bordered by Bourne stream, running southeast from Canford Heath. It is approximately 3 miles to Poole Town Centre and 2 miles to Bournemouth and within half a mile of Sainsburys on Alder Road. Popular for many families as it is within the St Marks Primary School Catchment.

Council Tax Band C

EPC C



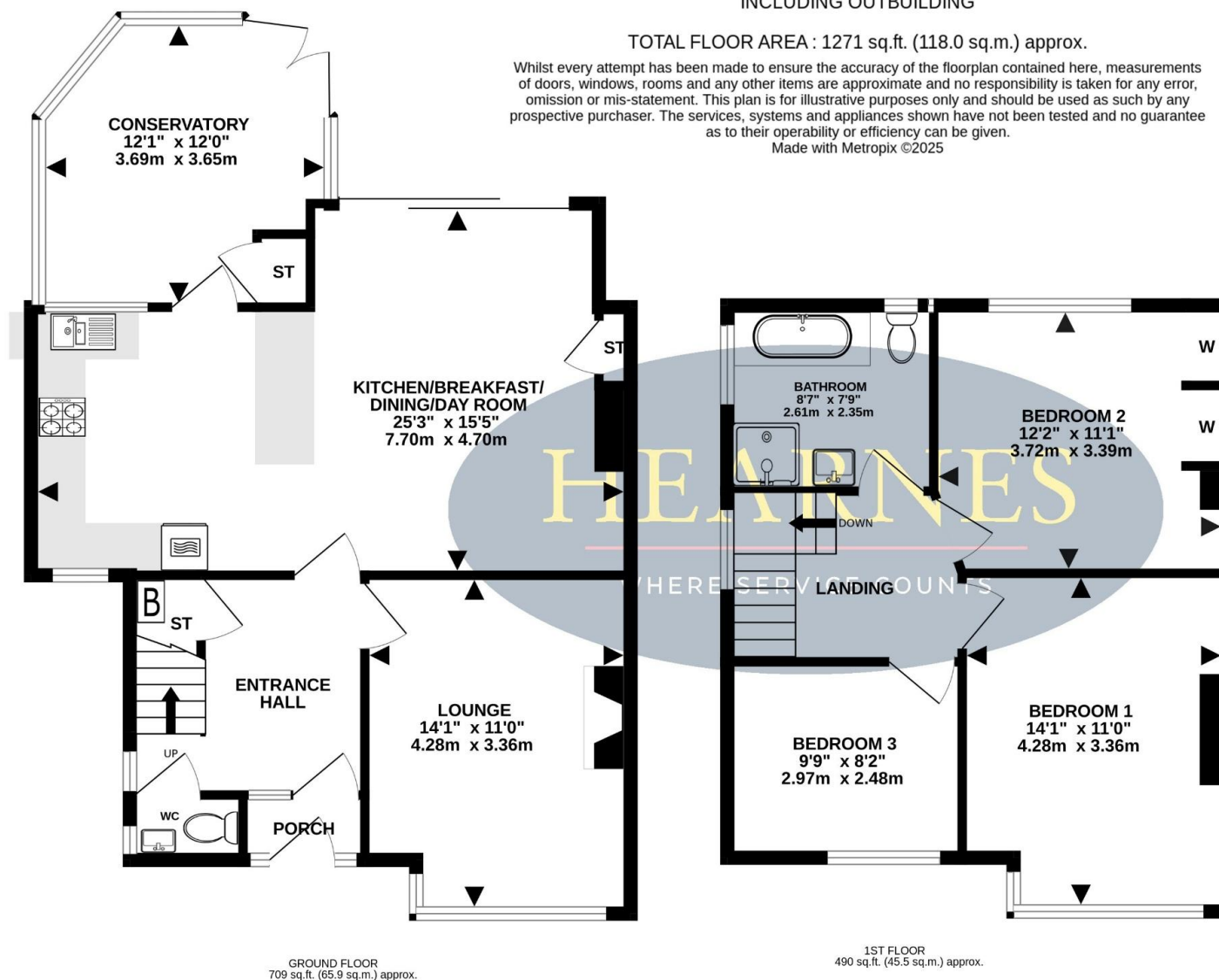




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1271 sq.ft. (118.0 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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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