

Cooke Road, Poole, BH12 1QB
£595,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

Forming part of an exclusive enclave of modern detached houses, this spacious four-bedroom family home presents a superb layout with accommodation arranged over three levels. There is an impressive living/dining room that measures some 25ft in length and this is further complemented by the kitchen/breakfast room which extends the entire width of the property and open to the private rear garden. An ideal property for buyers wanting a modern home with a quiet address in a cul-de-sac location.



Key Features

- Entrance hallway with cloakroom
- Living/dining room with Juliet balcony
- Kitchen breakfast room opening to the garden
- Principal bedroom with en-suite shower room
- Guest bedroom with private balcony overlooking the garden
- Two further bedrooms
- Family bathroom
- Double garage
- Private enclosed landscaped rear garden
- Cul-de-sac location



About the Property

On entering the property, the hallway affords access to a cloakroom and a courtesy door leads to the double garage. Stairs rise to the first floor and lead to the large living/dining room which has doors opening to a Juliet balcony to the front and double doors leading to the kitchen/breakfast room at the rear. The kitchen is fitted with a comprehensive range of units and the dining area has sliding patio doors that open to the rear garden.

Stairs rise to the top floor where there is a large landing that is currently in use as a home office area. The principal bedroom has an en-suite shower room and the guest bedroom has doors that lead to a private covered balcony that overlooks the rear garden. There are two further bedrooms and a family bathroom.

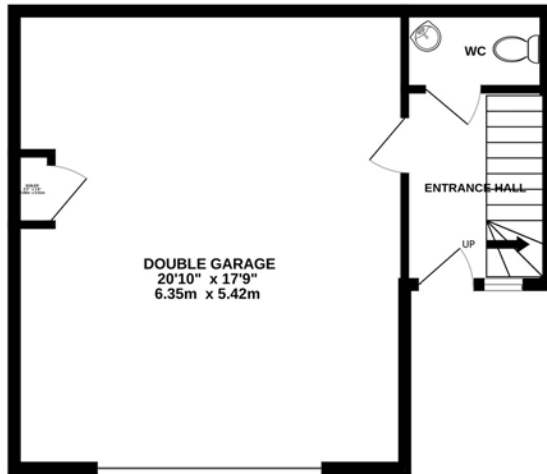
To the front of the property there is generous off-street parking that leads to the double garage which has an up and over door, power and light. To the rear of the property the garden has been landscaped for low maintenance and there are planted beds with mature shrubs and trees.

Tenure: Freehold

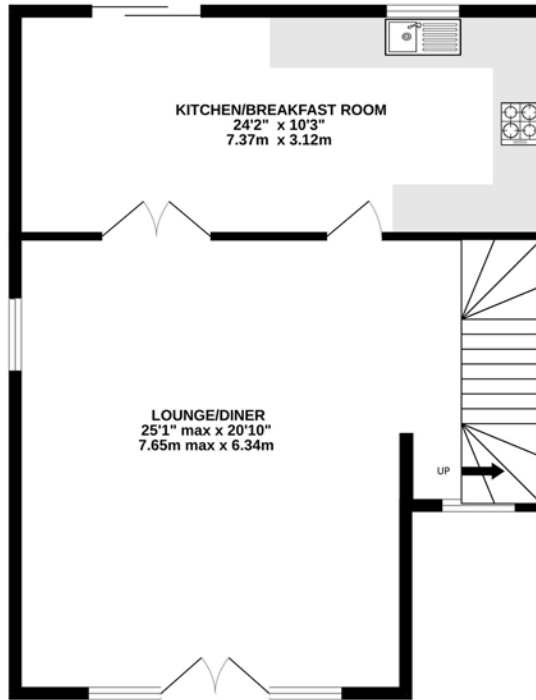
Council Tax Band: E



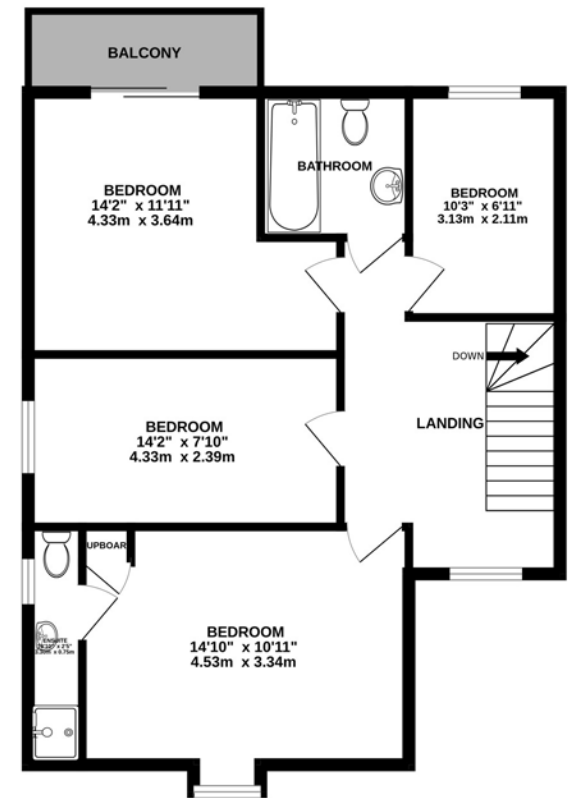
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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About the Location

Situated in a popular residential location within Branksome, with many local amenities located in the vibrant Westbourne village including boutiques, restaurants, cafes, bars and Marks and Spencer food hall. The nearest railway station is Branksome with links to Weymouth and London Waterloo, regular bus routes are nearby too.

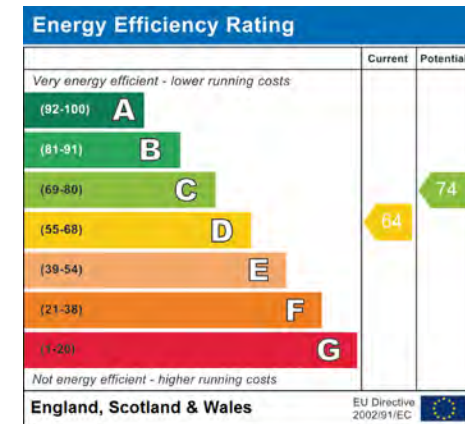
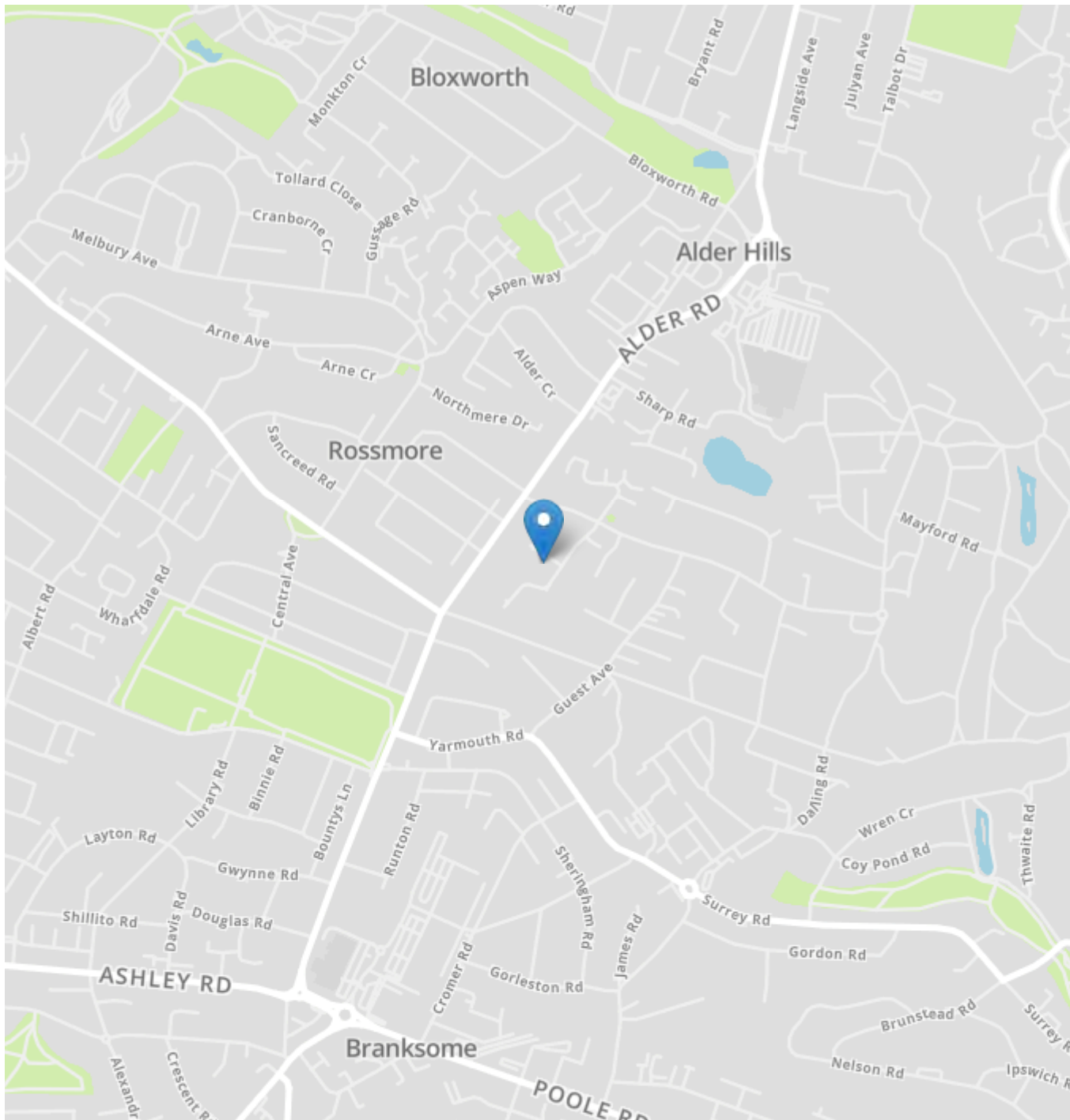


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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