



Orchard Avenue, Poole, Dorset, BH14 8AH





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Freehold Price £985,000

A stylish, attractive and very well presented 1930's 3/4 bedroom, 2 bathroom detached family home set in this fabulous location, directly opposite the rear entrance to Poole Park. This delightful family home has been lovingly and tastefully updated and a home that brings joy. There is a wonderful open plan kitchen/dining room having doors at both ends to enjoy the gardens and sunshine throughout the day. The sitting room has a bay window and the owners have added plantation shutters throughout, giving it a very modern, yet classy feel. There is wood effect Karndean flooring throughout the majority of ground floor accommodation and offers a further ground floor reception room, which could also be used as bedroom 4. There have been plans drawn up to extend the house over the garage to create a further master suite. To the side is a garage, with rear w.c, and has full power, lighting and an electric opening door. The owners make use of both the front and rear gardens with the rear garden having a large deck, area of lawn and summer house, and the front area a place in the evening to catch the last of the sun. The home is beautifully presented throughout with a ground floor cloak room, first floor ensuite shower room, family bathroom, all with Villeroy & Boch sanitaryware.

- Attractive 1930's 3/4 bedroom detached family home set opposite the rear entrance to Poole Park
- Immaculately presented and tastefully updated throughout
- At the heart of the home is an open plan kitchen/dining room, which is a fabulous space to entertain and has doors leading out to both the front and rear gardens
- 'Kitchen Elegance' kitchen fitted in a range of cream Shaker style units with black granite work tops which extend to form a breakfast bar, Armitage Shank butler sink, Rangemaster having 6 ring gas hob, 2 ovens, grill and warming drawer all with extraction over, built in microwave, dishwasher, and freestanding LG smart fridge/freezer (available under separate negotiations)
- Wood effect Karndean flooring throughout the majority of ground floor accommodation
- Plantation shutters to most the windows and doors
- Delightful lounge with bay window and fitted panelled media wall with storage, display shelving and cupboards
- Ground floor cloakroom, ensuite shower room and family 4 piece bathroom, with separate shower, all fitted with Villeroy & Bosh sanitaryware
- Double glazed and gas central heating
- Resin driveway and garage with remote control electric door, rear w.c and water softener
- Attractive entrance hall
- Recently fitted pull down wooden loft ladder and large hatch
- Delightful private gardens to front and rear. Thoughtfully planned garden with areas to enjoy the sun and shade. There is a large deck area that runs the entire back of the property, providing a great place to eat and relax and a timber summer house

The property is set on Orchard Avenue conveniently situated approximately one mile from Poole Town Centre, just 800m from the boating lake at Poole Park and 750m from Whitecliff Park. Ashley Cross is just 750m walk away with its eclectic mix of shops, restaurants and bars as well as the mainline railway station. Parkstone yacht club is just 1 mile away with Lilliput a little further on and Salterns Marina within 1.5 miles. The sandy bathing beaches at Sandbanks that are famous in the area are just 2.5 miles away and Parkstone Golf Club is 1.5 miles away. The property is in the catchment area for Baden Powell and Lilliput Schools and the area is well served by schooling in both the public and private sectors including the grammar schools in Poole

COUNCIL TAX BAND: E

EPC RATE: D

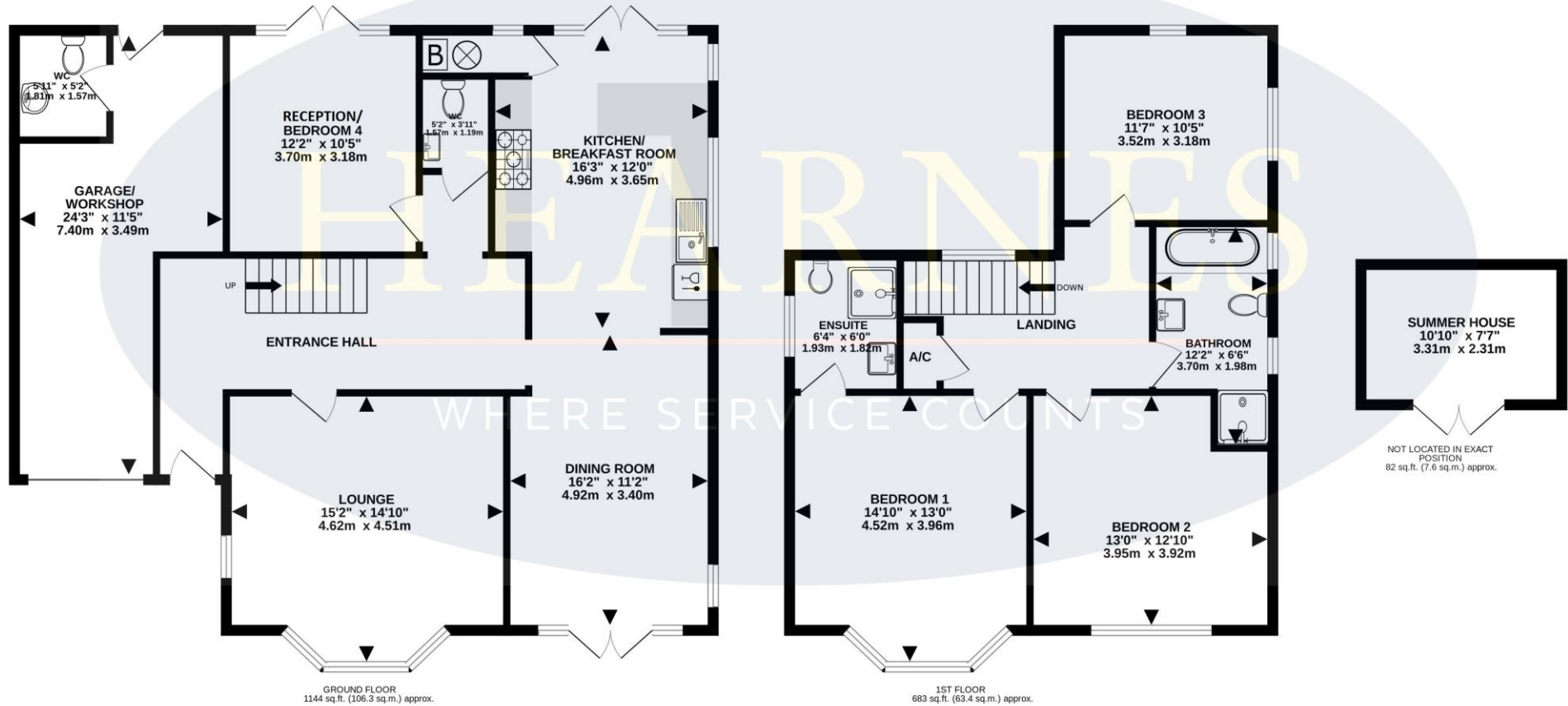






TOTAL FLOOR AREA : 1909 sq.ft. (177.4 sq.m.) approx.

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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