

140 Evering Avenue, Poole,
Dorset , BH12 4JH

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FREEHOLD GUIDE PRICE OF £700,000

A unique opportunity to purchase this fabulous multifunctional detached family home offering 5 double bedroom accommodation, plus a 2 bedroom annex, backing directly onto Bourne Valley Nature Reserve. The home has been extended and extensively renovated with accommodation approaching 2500 sq. ft within a landscaped plot with direct gated access to the Nature Reserve. The home is ideal as a split living residence for two families to share, a home and income property, or for a large family. The property includes a stunning kitchen/dining/day room with roof garden affording wonderful views along with a master suite with luxury ensuite bathroom. The 2 bedroom self-contained annex can be approached internally or from a separate side entrance, with all the property having a digital networking system, Sonos sound system, CCTV, replaced driveway and extensively landscaped southerly facing tiered gardens.

- Detached extended home with multifunctional layout to include 5 bedrooms and a 2 bedroom self-contained annex
- Ideal for multiple generational living or as a spacious 7 bedroom family home
- Extensively refurbished throughout with high end modern fittings
- Main kitchen having a range of dark grey units with worktops over and central island all fitted with integrated appliances to include gas hob, extractor, double oven, dishwasher, and American style fridge/freezer
- Wonderful master suite having a delightful outlook from the Juliet balcony over Bourne Valley, built in wardrobes and fabulous en suite
- Stunning, fully tiled ensuite with feature freestanding bath, twin 'His and Hers' wash basins, walk in shower and wall mounted w.c.
- Annex with own side access, 2 bedrooms with fitted wardrobes, shower room and open plan kitchen/dining day room. Fitted kitchen in a range of integrated appliances
- The whole home has been updated and refurbished to include bathrooms, kitchens, replaced internal and external doors, windows, roof, fittings, decoration, flooring and also includes a networking, Hive, Sonos and CCTV systems
- Fitted in 2019 a gas central heating system with a pair of pressurised tanks and new boiler
- Four level tiered southerly facing garden that took four months to landscape! The generous plot all looks out over Bourne Valley. 2 secure outbuildings, both with power and light. A fabulous 37' x 17' patio and steps leading down to 3 further areas with artificial grass and rear gate with entry into Bourne Valley
- The front of the home has been landscaped and offers generous parking on the driveway and electric charge up point
- Internal viewing highly recommended to appreciate both the setting and accommodation, this home has to offer

COUNCIL TAX BAND: C

EPC RATE: D

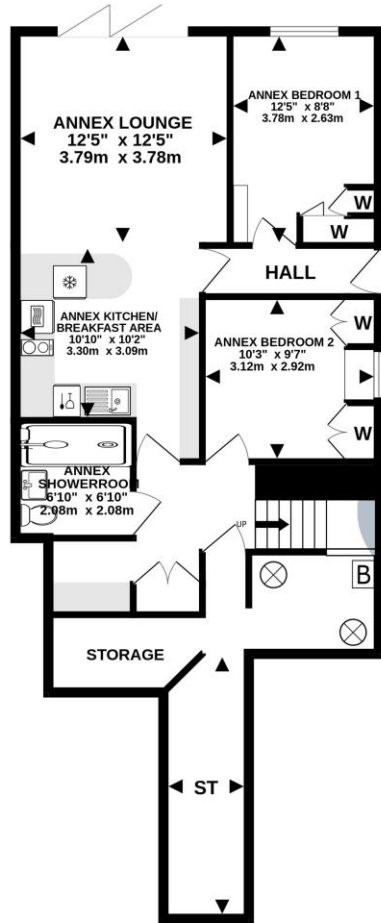
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



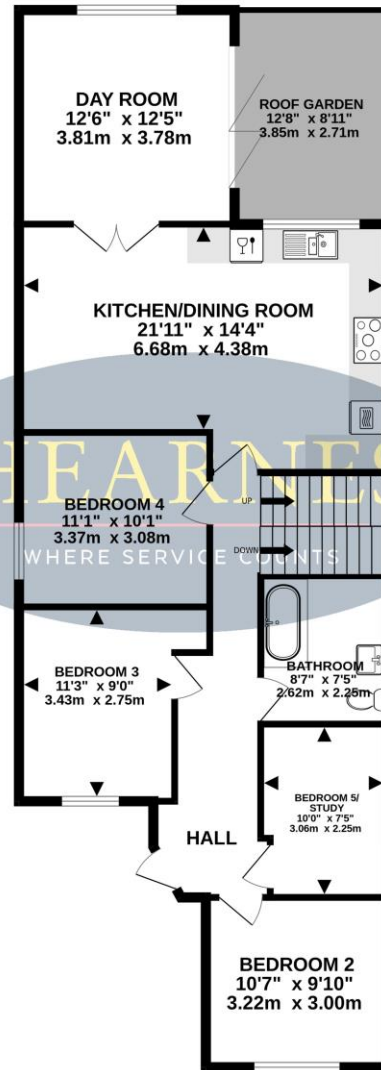


TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.

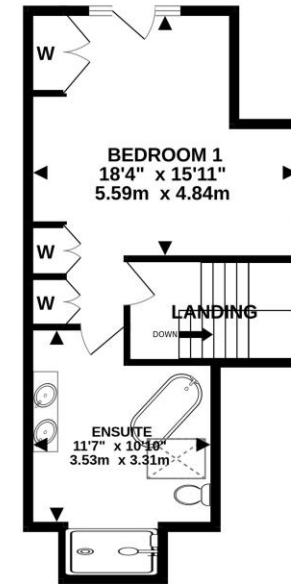
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOWER GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



LOCATED IN REAR GARDEN
208 sq.ft. (19.3 sq.m.) approx.



Annex -open plan kitchen/dining day room





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