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**Sterte Road, Poole  
Dorset BH15 2AB**

# Sterte Road, Poole, Dorset BH15 2AB

## FREEHOLD £535,000

A substantial 4 bedroom, 2 reception room detached character home originally constructed in the Edwardian era around 1905. This lovely home is in an excellent location, convenient for town and schools and close to Holes Bay with its picturesque harbourside walks along Holes Bay Path and on to Upton Country Park just under 2 miles away. Noteworthy features include richly decorated coving, stripped wood panelled internal doors, wood flooring, arts and crafts style balustrade and beautiful fireplaces. The property has been extensively renovated over the 30 years of the present owners' occupation and includes a fully fitted kitchen/breakfast room, gas central heating, double glazing, landscaped garden, loft room (no building regs) stunning Heritage style bathroom with freestanding bath and separate shower cubicle, hidden shoe wardrobe behind a sliding mirror, parking for 3 cars and storage garage in garden. Must be seen!

- Substantial 4 bedroom detached house set in an ideal location close to Poole Town Centre, Holes Bay and the station, just 300m walk from Holes Bay Path.
- Cosy lounge to the front of the property with a feature bay window and a living flame gas fire
- Charming dining room with French doors leading to the rear garden and offering a substantial feature fireplace
- Shaker style kitchen/breakfast room with wooden work tops over, integrated appliances to include: oven, combination oven/microwave, dishwasher, 5 ring gas hob and extractor fan
- Utility room with space for washing machine and tumble dryer and cupboard housing the boiler which was newly fitted in 2022
- Master bedroom with walk in wardrobe
- Beautifully fitted and spacious 4-piece family bathroom in a heritage style with high flush WC, roll top bath, pedestal wash basin and separate shower
- Loft room which is currently being used as a study and sitting area, this is a great use of space which was converted in 1997 with a normal staircase. (no building regs passed so it is a loft room with plenty of eaves storage and cupboards)
- Many original features throughout such as the stripped pine panelled doors, richly decorated coving, Georgian mosaic tiled porch floor, beautiful fireplaces and an arts and crafts style balustrade.
- Enclosed south westerly facing rear garden with decking, patio and astroturf areas as well as a large fishpond with water feature.
- CAT 5 wired throughout.
- Double glazing and gas central heating.
- Off road parking for 3 cars side by side.
- Storage garage to the rear of the property (vehicular access for motorcycles only) along with a workshop.

Conveniently located within half a mile of Poole Town Centre and on a level walk. Close by are local amenities within Poole to include, schools, hospital, train and bus stations, high street shops and Asda. Poole Quay and Holes Bay are close by and 300m away is Holes Bay path leading to Upton Country Park which is within 2 miles walk alongside the water.

COUNCIL TAX BAND: C

EPC RATE: E

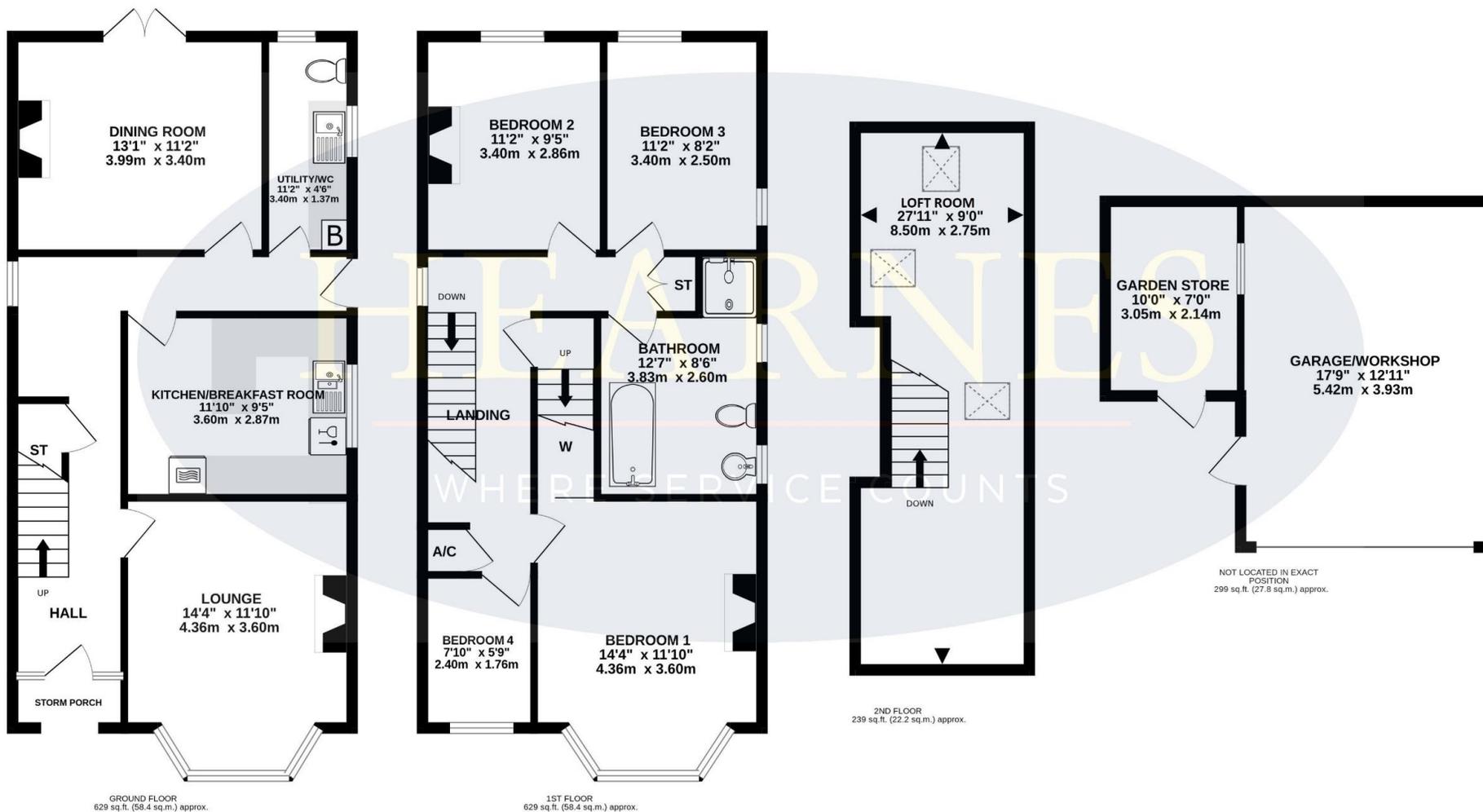




TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.

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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