

Twemlow Avenue, Poole Park,  
Poole, Dorset, BH14 8AN



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# Twemlow Avenue, Poole Park, Poole, Dorset, Freehold Price £1,000,000

An absolutely immaculate and particularly attractive 1930's 4 bedroom, 2 bathroom detached family home set in this fabulous location, backing directly onto Poole Park with a private gate from the rear garden. This charming family home has been lovingly and tastefully updated by the current owners, who have lived here since 2011. The well planned accommodation includes a lounge with a log burner and attractive bay window, refitted Hale and Murray kitchen with integrated appliances, dining room opening to a double glazed conservatory via full width bifold doors, ground floor cloakroom and garage with remotely operated electric door. Noteworthy features include naturally coved ceilings, original picture rails, bull nose skirting boards, turned spindle balustrade to the attractive 3 tier stairway, leaded light double glazed windows with a lovely sylvan rear outlook and gas central heating via radiators. The rear garden is delightfully laid with a large flagstone style patio, good size lawn, additional rear patio, established flowers and shrubs as well as a gate leading directly to Poole Park behind. This delightful, traditional home is located in a sought after area being close to Whitecliff Harbourside Park as well as adjacent to Poole Park.

- Superb 1930's 4 bedroom detached family home with a gate leading directly to Poole Park
- Immaculately presented and tastefully updated by the current owners
- Refitted Hale and Murray kitchen in a range of pale blue Shaker style units with work tops over and fitted with Rangemaster Toledo oven with 6 burner hob, integrated appliances to include fridge/freezer, dishwasher and washing machine. The kitchen leads to the dining room via an open archway
- Lounge with log burner and attractive bay window to the front of the property
- Separate dining room with full width bifold doors to a double glazed conservatory which in turn leads to the garden and enjoys a lovely sylvan outlook
- Hale and Murray fitted cupboards and furniture in bedroom 1 and 2
- Modern shower room with walk in double shower, separate fully tiled bathroom and separate cloakroom
- Double glazed and gas central heating
- Driveway and garage with remotely operated electric door and window to rear elevation
- Impressive entrance hall with attractive original 3 tier stairway leading to a generous, bright landing.
- Naturally coved ceilings, original picture rails and bull nose skirting boards
- Double glazed leaded light windows and gas central heating via radiators
- Lovely sylvan outlook to the rear over the gardens and woodland copse in Poole Park
- Delightful gardens to front and rear with Poole Park behind providing a lovely backdrop. Thoughtfully planned garden with areas to enjoy/shade from the sun. Raised patio with glass balustrade, for outside dining and steps down to a lawn, with rear patio and corner seat, where you can catch the evening sunshine

The property backs onto Poole Park and the access gate into the park is set behind foliage/trees, giving it privacy and seclusion. The home is approximately one mile from Poole Town Centre, just 500m from the boating lake at Poole Park and 650m 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: F      EPC RATE: D



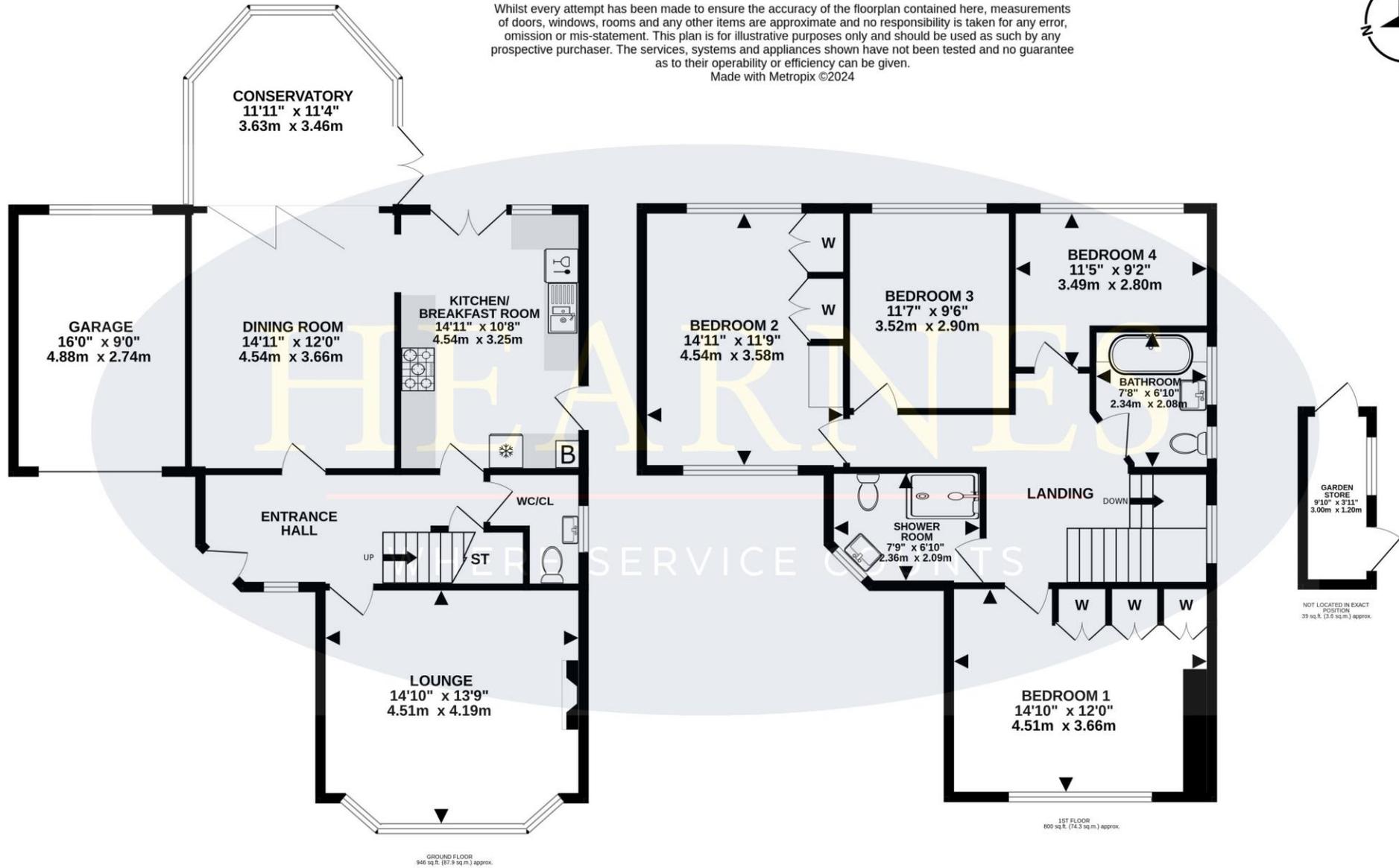




TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.

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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