



**Cooke Road, Branksome, Poole,
Dorset, BH12 1QB**

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FREEHOLD PRICE £560,000

An attractive modern detached family home built approximately 24 years ago and set on a quiet cul-de-sac. The spacious accommodation is well presented and set over 2 floors and benefits from 4 double bedrooms set off a landing, with en-suite shower room and family bathroom. The ground floor accommodation includes a large lounge with patio doors to the garden opening up into a separate dining room, kitchen/breakfast room and utility room. There is a single integrated garage and westerly facing garden. The property is to be sold vacant, with no forward chain.

- Attractive, spacious detached modern 4 double bedroom home
- Quiet cul-de-sac location at the end of Cooke Road, set amongst a handful of individually styled homes
- Welcoming entrance hall with wood effect floors and downstairs cloakroom
- Delightful lounge opening into a dining area and both with doors out to the garden
- Kitchen breakfast room fitted in a range of white units with work tops over and integrated appliances to include a double oven, 4 ring gas hob with extractor, fridge/freezer, and Bosch dishwasher.
- Separate utility room with plumbing for washing machine and tumble dryer
- Single integrated garage with power and light
- Attractive landing on the first floor with feature stained glass window
- Family bathroom and further en-suite bathroom to the master bedroom
- Although in its original condition regrading fittings, the home is well presented throughout
- Gas central heating and double glazing
- Enclosed, private rear garden with patio and area of lawn
- Block paved driveway for space for 2 cars side by side
- Sold vacant with no forward chain

This lovely home is unique in its setting at the bottom of a beautiful cul-de-sac set amongst other substantial properties, all benefitting from a very quiet secluded location. Its location is very central being within 3 miles of Bournemouth and 2 miles of Westbourne. Poole Town Centre is just over 4 miles away and the local shops at Ashley Road in Parkstone are within a mile. Branksome Recreation Ground is approximately half a mile away.

COUNCIL TAX BAND: E

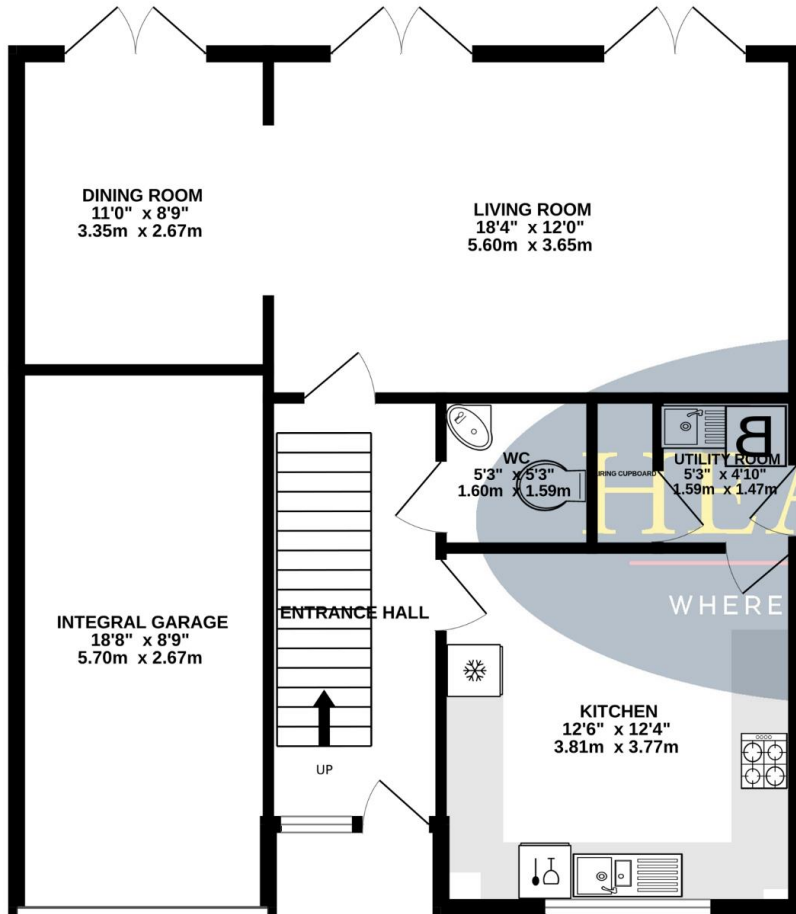
EPC RATE: C

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

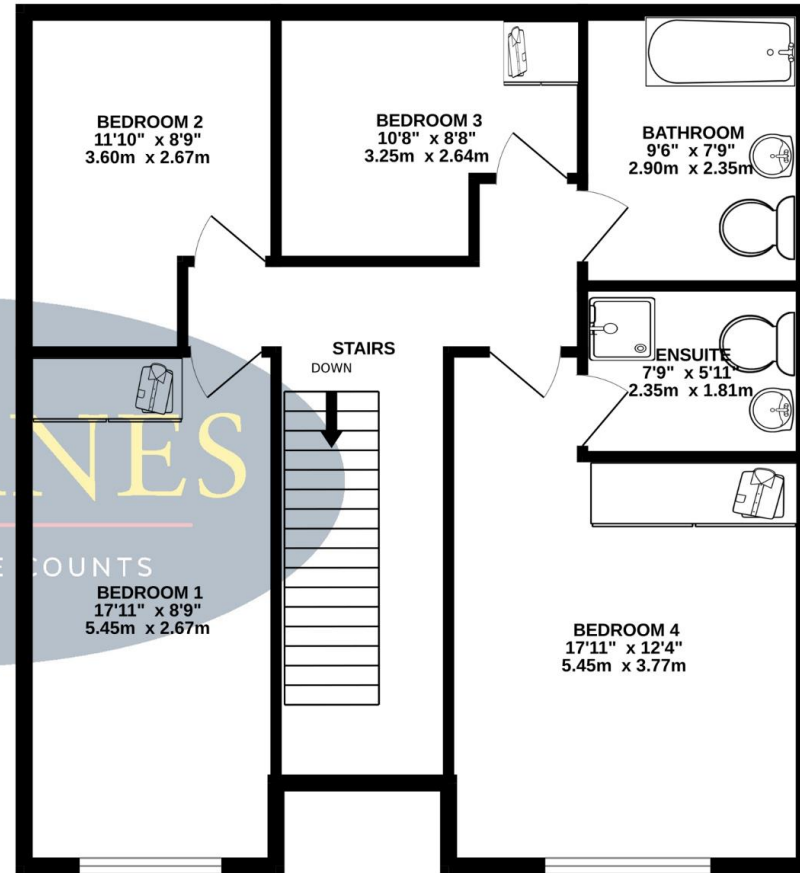




GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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