



17 Playfields Drive, Branksome, Poole, Dorset BH12 2EG

£450,000 Freehold

A magnificent five double bedroom detached residence ideally situated on this residential road in the heart of Branksome overlooking the recreation ground. Branksome train station and the popular Ashley Road with its array of shops, central bus routes and amenities are both close to hand. This imposing family residence offers over 1300 sq ft of beautifully presented living throughout and internal viewing is imperative to not only appreciate its superb location but also the versatile accommodation offer, which comprises: To the ground floor; sitting room, stylish kitchen/diner, utility room, bedroom five/study and luxury shower room. To the first floor there are four further double bedrooms and a contemporary four piece bathroom suite. Externally the property boasts a good sized garden with a lawned area leading to steps up to sun deck housing summer house. From the garden there is access to the 19' detached garage and gym. To the front the the driveway provides off road parking. Further features of this rarely available house include: Working open fire to sitting room, island to kitchen, fitted wardrobes to master bedroom, UPVC double glazing, gas central heating and lots lots more....Nearby Schools - Bishop Aldhelm's C.E. V.A. Primary School, Heatherlands Primary School and Poole High School.

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ANTHONY
DAVID & CO

Entrance Hall Doors to

Sitting Room 13' 6" x 12' 5" (4.11m x 3.78m)

Kitchen 13' 11" x 11' 6" (4.24m x 3.51m)

Dining Area 15' 9" x 6' 11" (4.80m x 2.11m)

Utility Room 11' 6" x 5' 7" (3.51m x 1.70m)

Bedroom Five/Study 12' 9" x 6' 6" (3.89m x 1.98m)

Landing Doors to

Master Bedroom 13' 10" x 11' 6" (4.22m x 3.51m)

Bedroom Two 13' 6" x 11' 6" (4.11m x 3.51m)

Bedroom Three 13' 5" x 8' 7" (4.09m x 2.62m)

Bedroom Four 11' 1" x 6' 6" (3.38m x 1.98m)

Bathroom 6' 11" x 6' 5" (2.11m x 1.96m)

Garage/Workshop 19' 11" x 9' 8" (6.07m x 2.95m)

Gym 7' 10" x 7' 6" (2.39m x 2.29m)

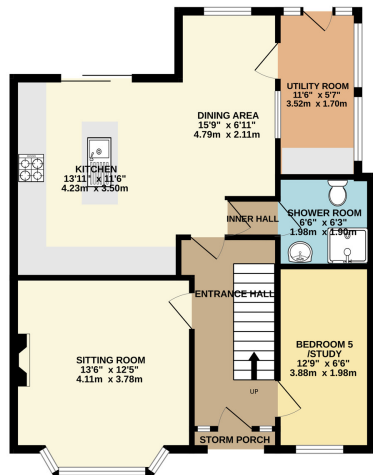
Summer House 9' 9" x 7' 9" (2.97m x 2.36m)

Garden Good sized

Driveway Off road parking x 3

Council Tax Band D

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.

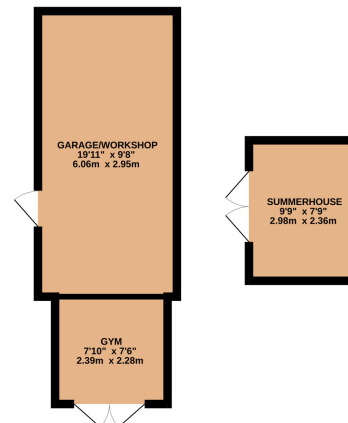


TOTAL FLOOR AREA : 1642 sq.ft. (152.5 sq.m.) approx.

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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2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		79	50
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.