

2 Copse Close, Poole Park,
Poole, Dorset, BH14 8AW

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2 Copse Close, Poole Park, Poole, Dorset, BJ14 8AW FREEHOLD £1,075,000

A lovely family home set directly opposite the copse in Poole Park with paths leading into the park itself where there are extensive leisure amenities such as tennis, cricket, boating lake, soft play area, crazy golf, bowls, restaurant/cafes, plus much more. This absolutely stunning 4 bedroom, 3 bathroom home is beautifully and lovingly presented to include a fabulous kitchen/dining/day room forming the heart of the home, additional sitting room with log burner, master suite with balcony, garage, and landscaped gardens. This excellent location is ideal for families with everything on its doorstep! The present owners have lived in the home for 10 years and updated over the time to include a wonderful Sheriton kitchen, fully fitted with integrated Neff appliances, new utility room, extended the main kitchen area to incorporate a lounge area, replaced the cloakroom, updated bathrooms, replaced flooring to include a quality wood effect flooring in both the entrance hall and sitting room, and landscaped the gardens beautifully. The home, built around 1910, has a very welcoming feel, blending traditional charm with modern styling and is laid out over 3 floors with a loft conversion (that was built in 2007 by the previous owners) which includes a bedroom with en suite shower room and balcony. The home feels spacious and further offers a first floor bedroom with ensuite shower room, further good size bedroom with built in wardrobes, fourth bedroom and large stylish family bathroom. Sold vacant with no forward chain.

- Fabulous 4 double bedroom family home set on a corner plot opposite Poole Park
- Beautifully presented throughout in 'show home' condition
- Stunning kitchen/dining/family room that forms the heart of the home
- Refitted Sheriton kitchen in an extensive range of shaker style units, cupboards and drawers with work tops over and fitted with integrated Neff appliances to include, oven, induction hob with extractor, fridge/freezer and dishwasher
- Central dining area and steps down to a lounge area with doors out to the garden, proving an excellent area for eating/entertaining and bringing the family together
- Separate utility room with space and plumbing for washing machine, tumble dryer and door out to rear
- Welcoming entrance hall with wood effect flooring and ground floor cloakroom
- Sitting room to the front with fireplace and log burner
- 3 double first floor bedrooms, one with en suite shower room. Master suite on the second floor having a south facing balcony and en suite shower room
- Gas central heating and double glazing
- Single garage with power and light
- A real feature of the property are the landscaped gardens which have been enclosed by shadow gap fencing, stone walls with iron railings and double gates to enter the driveway. The gardens aspect makes it enjoy the sun, being southerly facing have been recently designed to include an attractive summer house, 4 raised beds, lawn area and flagstone patio area and paths. There is a further patio to the rear with a large timber shed/workshop.

The property is set on the corner of Copse Close and Orchard Avenue conveniently located approximately one mile from Poole Town Centre, just 800m from the boating lake at Poole Park and 750m from Whitecliff Park. A path opposite leads through the copse to Poole Park and at the end of the close is an access point to Poole Park cricket pitch, which in turn leads onto the main 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



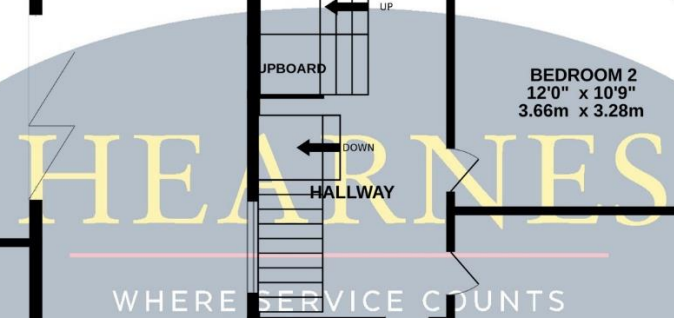
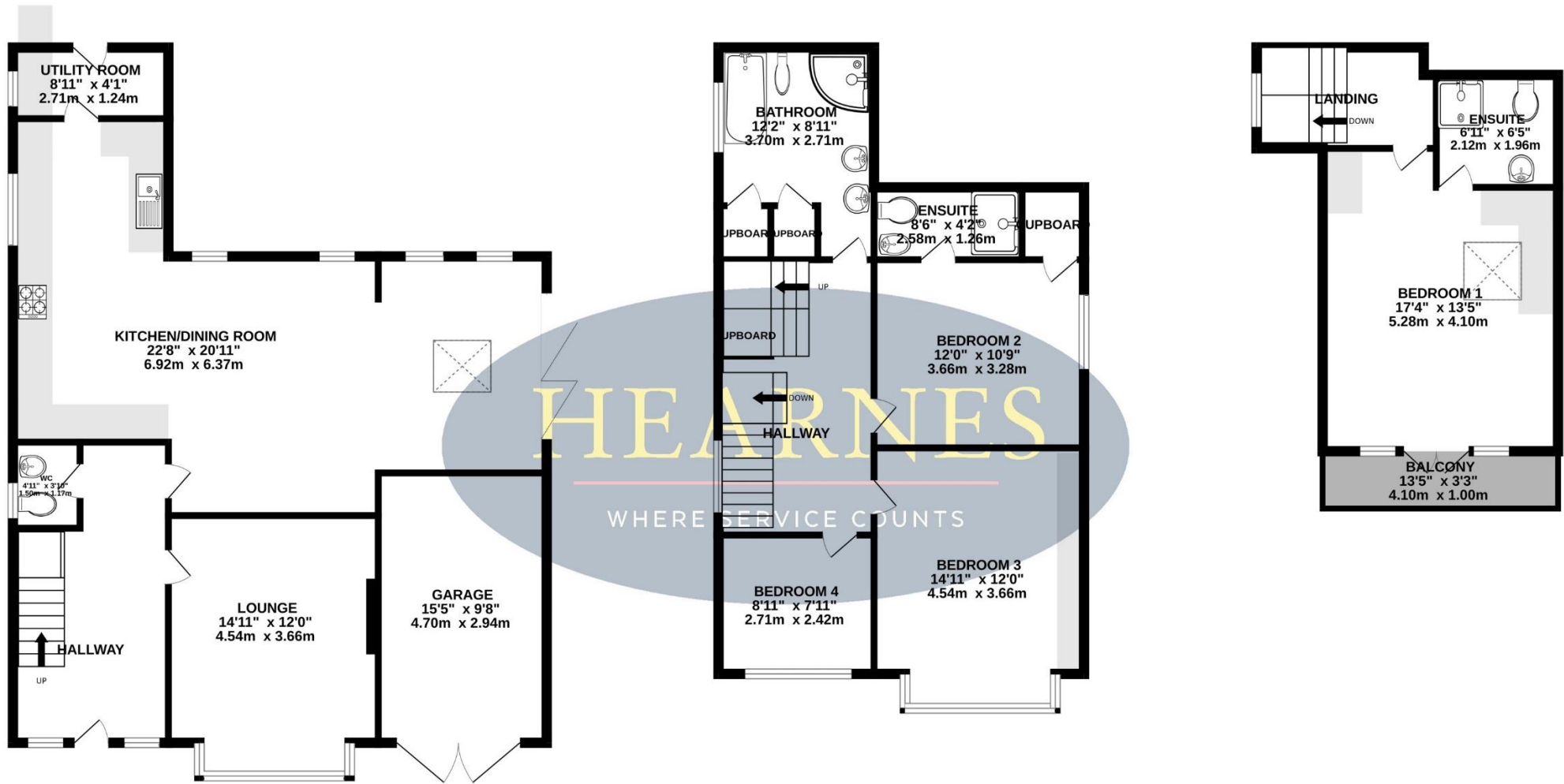




GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.

2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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