



7 Sopers Lane, Poole, Dorset BH17 7EW

£650,000 Freehold

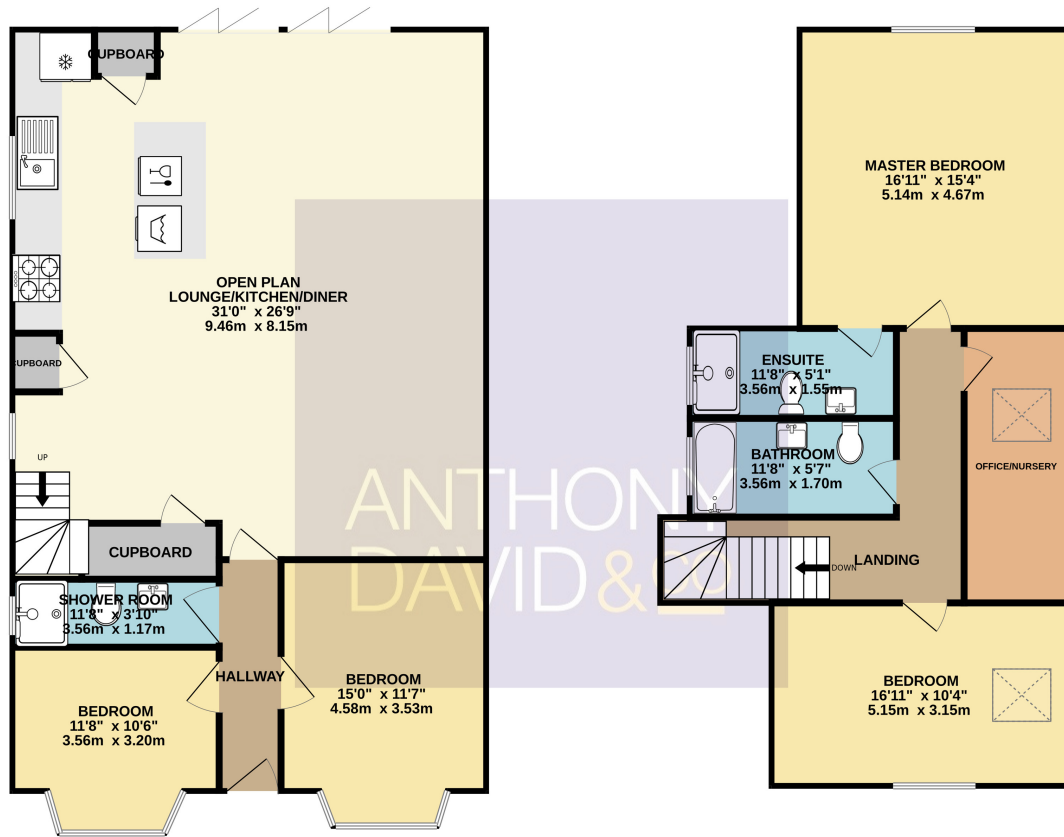
An exemplary four bedroom double bedroom detached chalet ideally situated between Darbys Corner and Fleetsbridge. Both grammar schools and the popular Broadstone Parade with its array of local shops, eateries, leisure centre and amenities is also a short distance away. This 'turnkey' home offers circa 2000 sq ft of stylish living space and viewing is imperative to not only its convenient location but also the immaculate accommodation on offer, which comprises: GROUND FLOOR: 31' open plan living with bespoke kitchen, contemporary shower room and two bedrooms. FIRST FLOOR: two further bedrooms, office/nursery and luxury en-suite shower room and bathroom. Externally the property boasts and extensive South facing garden with vast lawned area and sun patios. To the front the ample driveway provides off road parking for multiple vehicles. Further features of this striking home include: bi-fold doors giving access to garden, understairs storage, eaves storage, detached workshop, garden shed, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Springdale First, Broadstone First and middle and the sought after Poole and Parkstone Grammar Schools.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1954 sq.ft. (181.5 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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Entrance Hall Doors to

Open Plan Lounge/Kitchen/Diner 31' 1" x 27' 2" (9.47m x 8.28m)

Bedroom 12' 10" x 11' 7" (3.91m x 3.53m)

Bedroom 11' 8" x 8' 2" (3.56m x 2.49m)

Shower Room

Landing Doors to

Master Bedroom 16' 11" x 15' 4" (5.16m x 4.67m)

En-Suite Shower 11' 6" x 5' 5" (3.51m x 1.65m)

Bedroom 16' 11" x 10' 4" (5.16m x 3.15m)

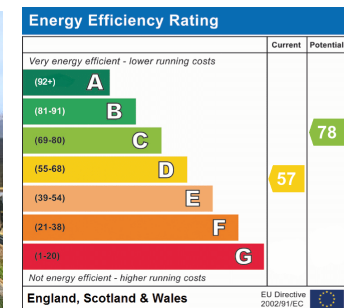
Office/Nursey 15' 6" x 6' 1" (4.72m x 1.85m)

Bathroom 11' 6" x 6' 0" (3.51m x 1.83m)

Garden South Facing

Driveway Off Road Parking four numerous vehicles

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.