

Furzey Close, Poole, Dorset, BH14 0BN



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FREEHOLD GUIDE PRICE £650,000 - £675,000

A beautifully presented and stylish 3 double bedroom, 2 bathroom, detached home with two reception rooms, kitchen/dining/day room, south westerly facing gardens to the rear, large side area for parking and a generous width garage. 'Long Island Cottage' has been built to an extremely high standard and located within ½ a mile of Ashley Cross and the fabulous Poole Park. The development, built in 2015 consists of five individually designed detached homes, set in a private block paved cul-de-sac in a bespoke gated and friendly community.

- Stylish 3 double bedroom detached home built in 2015, forming part of a gated community of just 5 homes
- 2 reception rooms (sitting room and study) and an open plan kitchen/dining/dayroom, providing a wonderful family space
- Beautifully appointed kitchen offering a range of Ash base units and high gloss wall units with under cupboard lighting, Silestone work tops and inset sink. There is also a range of Siemens integrated appliances including a double oven, four ring gas hob, steam oven, fridge/freezer, slimline dishwasher, built in wine cooler and fabulous coffee machine (fitted in 2023 that can be programmed to greet you with a coffee as you walk in the door!)
- Ground floor cloakroom
- Features include oak veneer internal doors, plantation shutters, glass balustrades on the staircase leading to the first floor landing, wireless dual zone gas central heating and double glazing
- The master bedroom offers a range of sliding built in wardrobes and a recently fitted, fully tiled, ensuite shower room with double shower
- Garage with remote control electric roller door & a personal door to the rear garden plus cat 5 wiring system. This room is great to be used as a home office or a gym
- South westerly rear garden, with the lounge and kitchen both having double glazed doors opening onto the sun terrace at the back. A wide garden with area of lawn, and fully enclosed and has a side gate to a large parking area
- The owners commented on what a lovely community the development is, and each resident pays towards the maintenance of the close which also includes the communal garden areas and window cleaning of each houses

Furzey Close is situated within ½ a mile of the vibrant Ashley Cross, offering a range of bespoke retailers, cafes, bars and popular eateries. The fabulous Poole Park is also set within ½ a mile, from here you can enjoy the harbourside walk to Poole Quay which offers a wide range of restaurants, bars and shops as well as boat excursion to Brownsea Island, Swanage and Wareham. Poole Train Station is just over a mile away which offers 2 hour direct routes to London Waterloo.

Maintenance Charges: Approximately £220 per quarter

COUNCIL TAX BAND: F

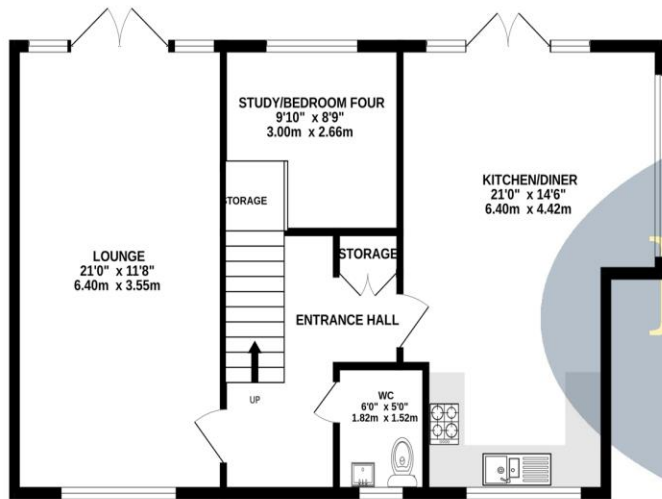
EPC RATE: B

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

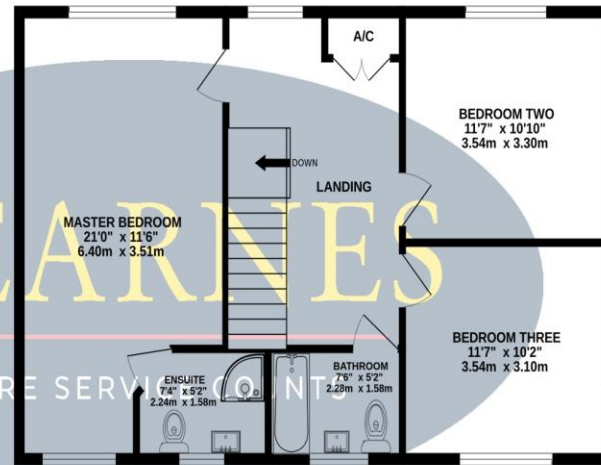




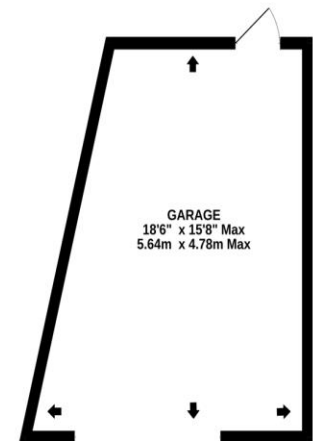
GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



GARAGE
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 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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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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