



**94 Evering Avenue, Poole, Dorset, BH12 4JH**

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# 94 Evering Avenue, Poole, Dorset, BH12 4JH

## FREEHOLD PRICE £495,000

Set on a very generous plot with a 140' south facing garden, is this detached 3 bedroom room home with double reception room, refitted modern kitchen, downstairs cloakroom, first floor wet room and garage. This modern home has been loved by the current owners who have lived there 28 years and have updated it to include replastering throughout, redecorating, internal oak doors, new kitchen, bathroom, double glazing and heating. It further benefits from excellent off road parking to the front for 5 cars, a detached garage with power and light and a wonderful garden with rear deck, patio and rear brick storage garage. The owners have found a forward purchase.

- Modern 3 bedroom detached home backing onto Bourne Valley Nature Reserve
- Delightful 140' southerly facing garden
- Detached garage with power and light
- Double reception room with doors to a rear deck
- Modern kitchen, fitted in a range of cream shaker style units with work tops over and fitted with integrated induction hob, extractor, oven, dishwasher, and space for washing machine and under counter fridge
- Replastered walls and ceilings
- Spacious ground floor cloakroom
- First floor wet room with walk in double shower
- Bedroom one with extensive range of wardrobes fitted to one wall
- Double glazed windows with fitted blinds
- Gas central heating

Evering Avenue is a popular established road, situated within a mile and a half of Knighton Heath Golf Club and three miles of Poole Quay with bars, cafes, restaurants and a wide range of shops. Tower Park is within a mile with its range of leisure activities, including Splashdown Water Park, Vue Cinema, bowling, range of restaurants, 24hr Tesco store and much more. This home is set on the southerly side of the road, backing onto Bourne Valley Nature Reserve and near by local schools to include Manorside Academy and St Josephs.

**COUNCIL TAX BAND: D**

**EPC RATE: D**



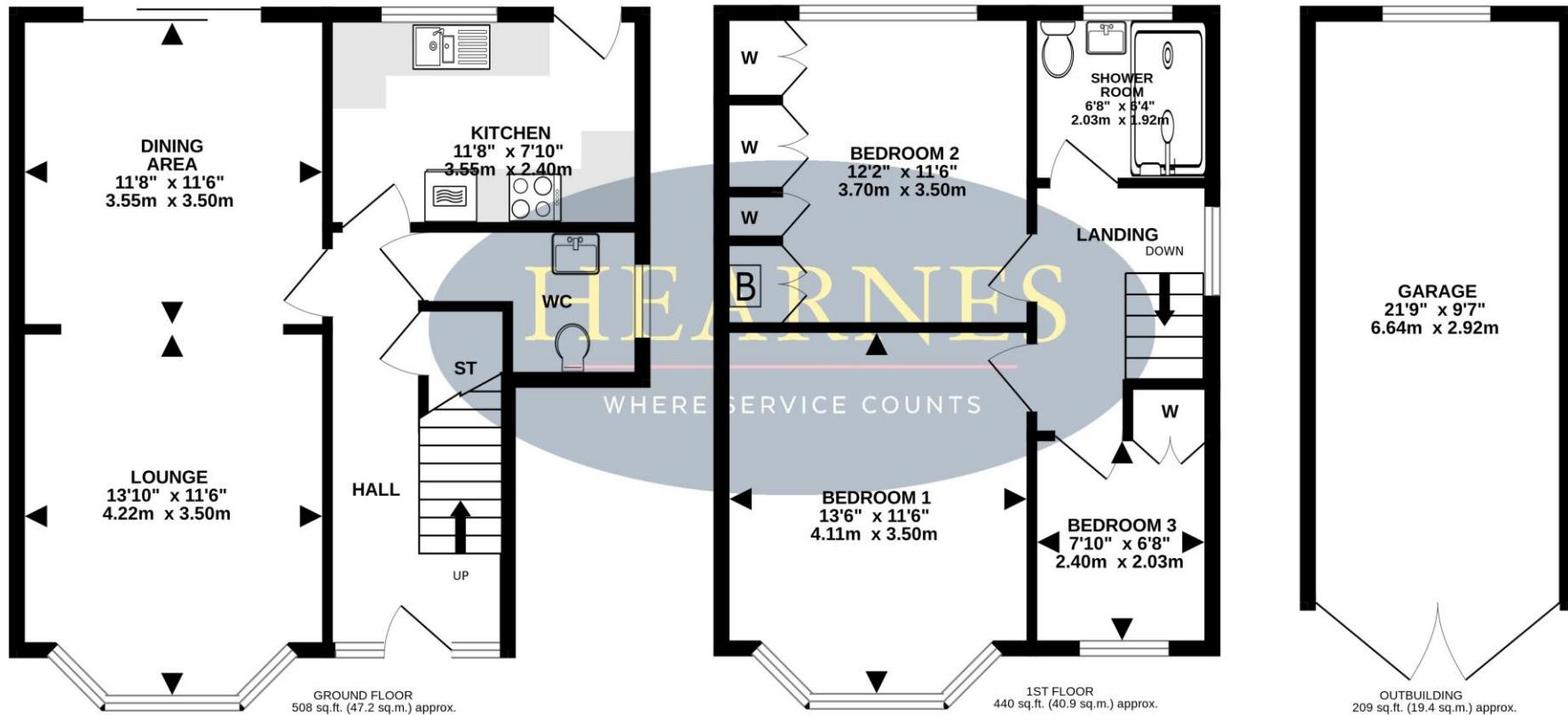


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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