

**4 Sycamore Mews, 9 Vale Road,
Poole, Dorset, BH14 9BL**



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FREEHOLD FIXED PRICE £365,000

A delightful, well presented 3 bedroom, 2 bathroom, mews home, built in 2011 and being one of a small development of just 4 homes. Set off Vale Road, down a private road, the home is tucked away, offering a high degree of seclusion and privacy. This stylish home offers a dual aspect lounge/dining room with doors out to a private garden, attractive fitted kitchen, downstairs cloakroom/utility room, and parking for 2 cars along with gas central heating and double glazing. The design has a 'cool vibe' and is presented in an uplifting and fun way, with excellent use of wallpapers, colours and styling. A rather unique property and set in a highly desirable location in BH14, with local amenities all close by.

- Unique 3 bedroom mews home, set on a private road, in a development of just 4 homes
- Built in 2011 and set at the rear of the development, so offering a very private setting
- Dual aspect lounge/dining room with doors out to the garden
- Updated kitchen in a range of white units with quartz worktops over and integrated appliances to include oven, 4 ring gas hob, extractor, fridge/freezer, space for dishwasher, display shelving
- Ground floor cloak room and separate utility area with space and plumbing for a washing machine
- Boiler replaced in 2021
- Gas central heating and double glazing
- Bedroom one with fitted double wardrobe and ensuite shower room
- Bed three presently used as a study, having lovely treetop views over Lower Parkstone
- Delightful fully enclosed garden with a generous patio and a fabulous place to relax and entertain. Area for storage shed and access down the side to the front
- 2 parking spaces (tandem)

Set off Vale Road, the development is within a few hundred yards of Branksome Retail Park and just under half a mile to both Penn Hill and Ashley Road shops. and within half a mile of Branksome Train Station as well as the top of Branksome Chine where a beautiful walk leads all the way down to Branksome Chine Beach. This convenient location is under 3 miles to both Poole and Bournemouth Town Centres, and Ashley Cross offering a variety of bars, restaurants and a lovely green area is within 1.5 miles as well as Westbourne shopping area being just over a mile in the opposite direction.

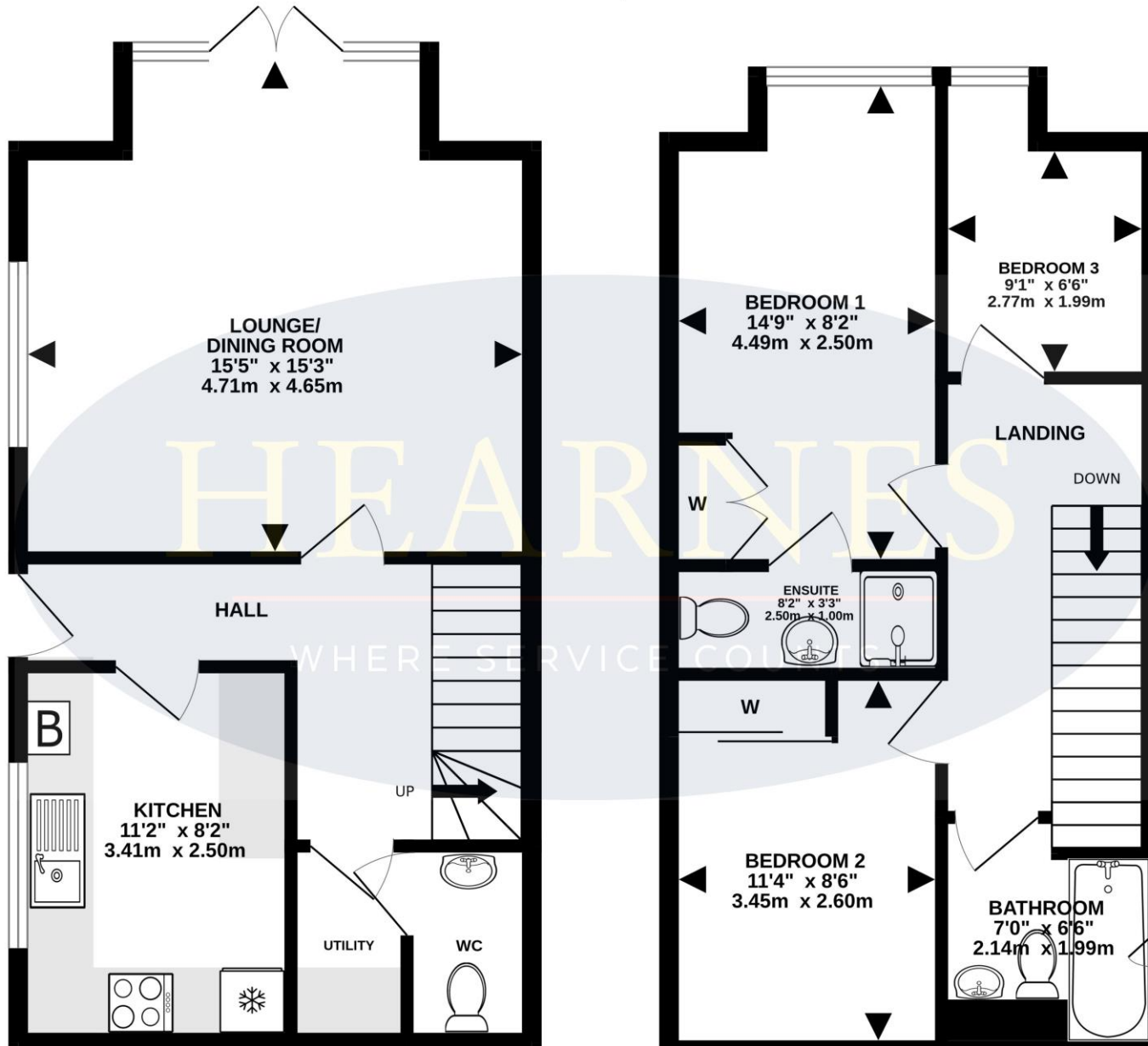
COUNCIL TAX BAND: C EPC RATE: C





TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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