

**Sherwood Avenue, Whitecliff,  
Poole, Dorset, BH14 8DH**



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# Sherwood Avenue, Whitecliff, Poole, Dorset, BH14 8DH

## FREEHOLD PRICE £825,000

A spacious, extended 4 bedroom, 2 bathroom, 1930's, semi detached home, set on a corner plot with south facing garden. Offering a wonderful kitchen/dining/family room plus 3 further reception rooms, utility room, cloakroom and off road parking to the front for 2 cars. There is further off road parking to the rear for a boat or larger vehicle and the home is ideally situated close to local amenities and Whitecliff Park. Internally the home fuses some lovely character features, along with modern internal décor. An excellent spacious home, ideal for a growing family!

- Extended 1930's 4 bedroom semi detached home
- Wonderful open plan kitchen/family/dining room with doors out to the garden
- 3 further reception rooms to include a sitting room to the front, and a side extension housing a cinema room and playroom
- Modern fitted kitchen in a range of white high gloss handle less units with excellent storage, cupboards and drawers. Fitted with integrated appliances to include Indesit hob with extractor, oven, Bosch dishwasher, and fridge/freezer. There is a central island with stainless steel sink, drainer, arched mixer tap and further under counter storage cupboards
- This area is a fabulous family space having a dining area to the rear and a cosy sitting area
- Wood effect flooring in the entrance hall and main reception areas
- Utility room with deep butler style sink and plumbing and space for washing machine and tumble dryer
- Ground floor cloakroom
- Attractive split landing with 3 double bedrooms upstairs and a good size single
- Shower room with a walk in double shower and separate family bathroom with shower over the bath
- Pull down ladder leading to a good size loft with potential for conversion (subject to planning)
- Good size, southerly facing rear garden having a large patio and area of lawn. Rear access, via Leslie Road, for a further area of parking
- Off road parking to the front for 2 cars
- Set in a very popular location being close to Whitecliff Park (at the end of the road) and within catchment of excellent local schools. Poole Town Centre and Poole Park are all within a mile, along with local shops on Sandbanks Road

COUNCIL TAX BAND: D

EPC RATE: C

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

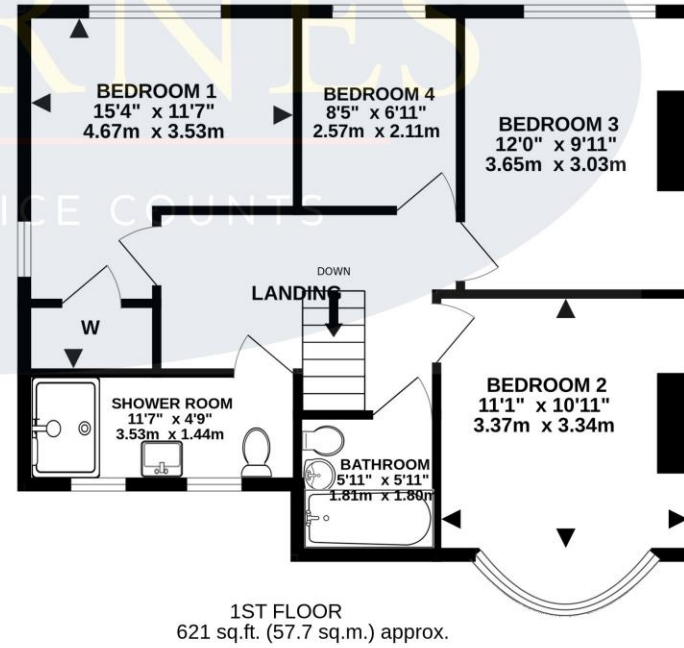
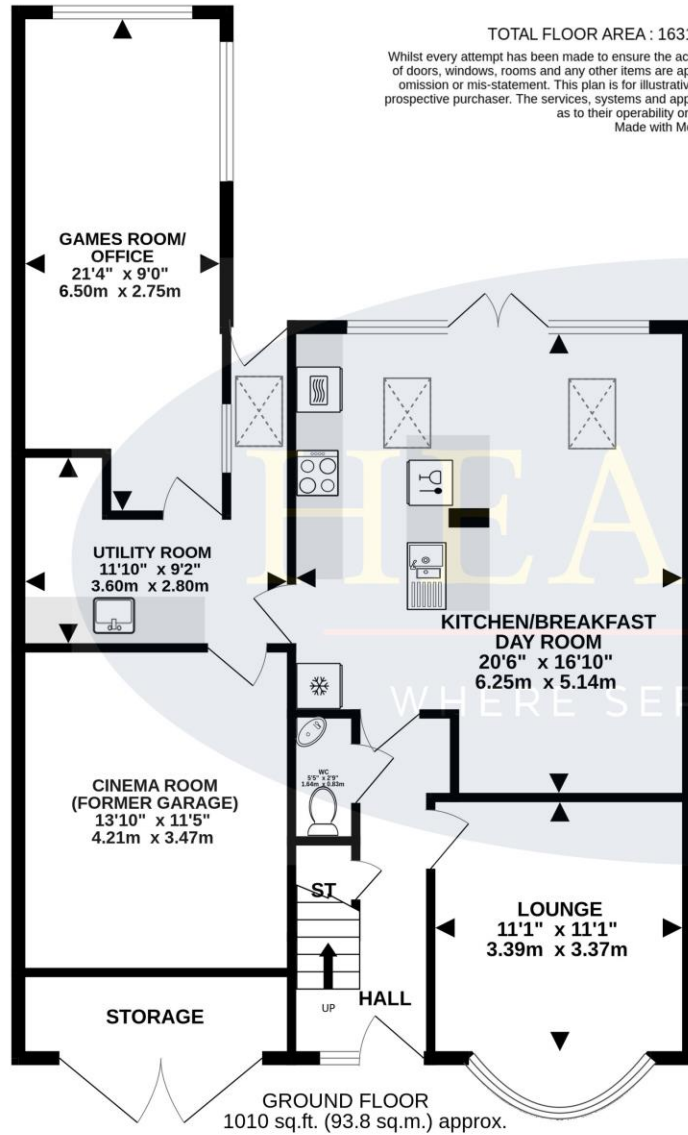






TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

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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