HEARNES
WHERE SERVICE COUNTS

6 Clieveden, 36 The Avenue, Branksome Park, Poole, Dorset, BH13 6HL

6 Clieveden, 36 The Avenue, Branksome Park, Poole, Dorset, BH13 6HL
SHARE OF FREEHOLD £675,000

Such a peaceful location for this 4 bedroom, 4 bathroom mews house, set at the rear of this popular development, moments from the beach and sea. Enjoy sitting in your own private garden and relaxing, with the hustle and bustle of Branksome Chine and Westbourne, being within a mile away. Clieveden is an elegant Victorian building which was converted in 2006 into apartments with mews houses added to the rear. Number 6 is a well presented 4 bedroom,4 bathroom home, laid out over 3 floors with private front and garden entrance, car port and parking space. It offers a 45' x 20 westerly facing garden, that enjoys a wooded outlook and is extremely private. It is set with lovely mature grounds, with number 6 set in the courtyard development at the rear. This unique home is spacious inside and set over 3 floors with a large lounge, opening onto the garden, fully fitted kitchen/breakfast room with integrated appliances, separate utility room, downstairs cloakroom and further offers excellent storage cupboards throughout, gas central heating, double glazing and is sold vacant with no forward chain. This quality development was built in 2006 and offers generous visitor parking, storage cupboards for each property and well-kept communal gardens.

- Mews 4 bedroom, 4 bathroom home, set over 3 floors and offers 1612 sq ft of accommodation. The development was built in 2006, by local builders Whitelock in a superb location midway between the beach at Branksome Chine and Westbourne
- Sold vacant with no forward chain
- Good quality kitchen/breakfast room offering an extensive range of soft close cream shaker style units with granite worktops over and fully fitted with integrated appliances to include Bosch 4 ring electric hob, AEG extraction hood, Bosch double oven and separate microwave, Bosch dishwasher and a Liebherr fridge/freezer
- Utility room with integrated Bosch washing machine and tumble dryer and door to the garden
- Master bedroom with excellent built in wardrobes and recently fitted shower room Bedroom 2 with fitted wardrobes and en suite bathroom. 2 further second floor bedrooms, both with ensuite shower rooms
- Westerly facing garden that is extremely private and measuring approximately 45' x 20' and enjoying both shady and sunny areas. The garden runs the length of the home, with a patio, bordered area and gate leading to the front driveway
- Integral carport, parking space and driveway providing visitor parking

Clieveden is situated on this beautiful tree lined avenue, just over half a mile from the award winning Branksome beach and similar distance from Westbourne, with its range of shops, restaurants, bars and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as mainline rail stations at Branksome and Parkstone. Nearby leisure facilities include Parkstone Golf Course and various marinas on Poole Harbour.

Lease – 999 years from 2006
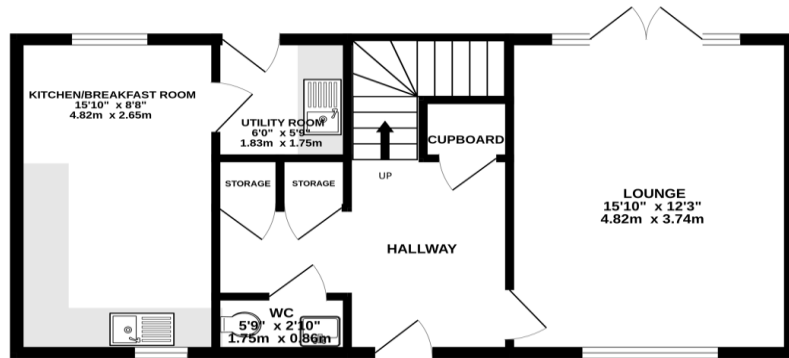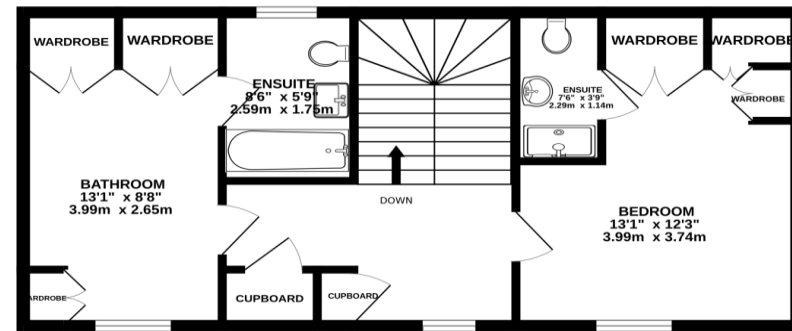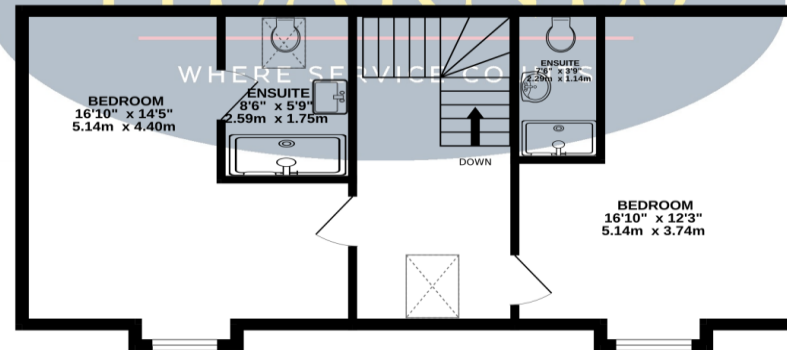Maintenance - £3,500 per annum

COUNCIL TAX BAND: F   **EPC RATE: C**

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

KITCHEN/BREAKFAST ROOM
15'10" x 8'8"
4.82m x 2.65m

UTILITY ROOM
6'0" x 5'9"
1.83m x 1.75m

CUPBOARD

STORAGE   STORAGE

UP

HALLWAY

LOUNGE
15'10" x 12'3"
4.82m x 3.74m

WC
5'9" x 2'10"
1.75m x 0.86m

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

WARDROBE   WARDROBE

ENSUITE
8'6" x 5'9"
2.59m x 1.75m

WARDROBE   WARDROBE

ENSUITE
7'6" x 3'9"
2.29m x 1.14m

WARDROBE

BATHROOM
13'1" x 8'8"
3.99m x 2.65m

DOWN

BEDROOM
13'1" x 12'3"
3.99m x 3.74m

WARDROBE

CUPBOARD   CUPBOARD

2ND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

HEARNES
WHERE SERVICE CO...

BEDROOM
16'10" x 14'5"
5.14m x 4.40m

ENSUITE
8'6" x 5'9"
2.59m x 1.75m

ENSUITE
7'6" x 3'9"
2.29m x 1.14m

DOWN

BEDROOM
16'10" x 12'3"
5.14m x 3.74m

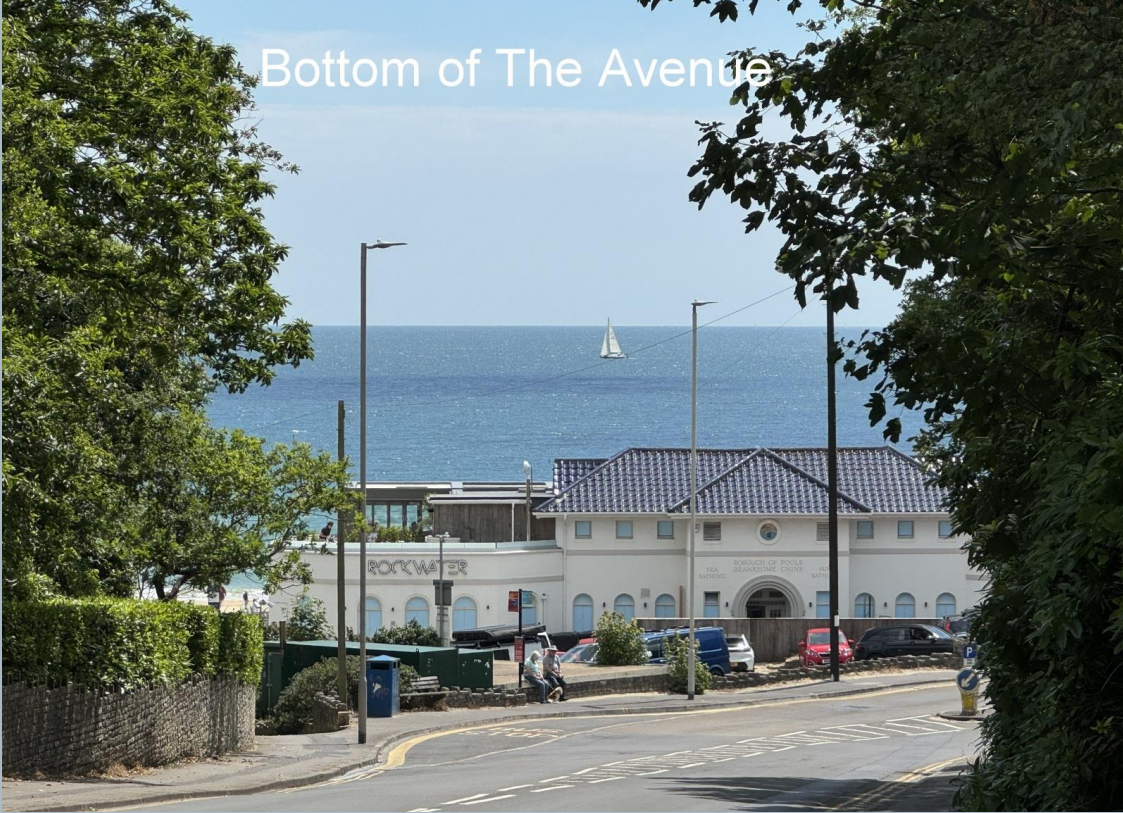**TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.**

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.
Made with Metropix ©2024

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.

The Avenue

Bottom of The Avenue

HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

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

Tel: 01202 377377   Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE