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**Twemlow Avenue, Poole Park
Dorset, BH14 8AN**

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Freehold Price £875,000

A stylish and beautifully presented detached character family home offering 1,822 sq ft of accommodation over 3 floors. This superb property has been sympathetically modernised to include 4 bedrooms, 2 reception rooms, 2 bathrooms, a fantastic open plan kitchen/living room, an immaculately landscaped rear garden and a garage. This delightful home has private access onto Poole Park which offers lovely walks and children's play areas and is within easy reach of Poole Town Centre.

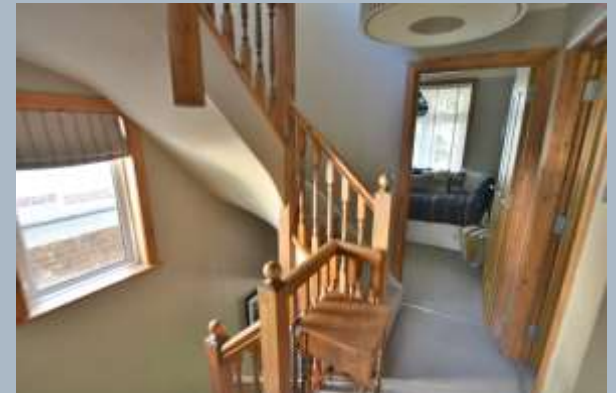
- A superb 1930's detached family home set in an enviable location backing onto Poole Park
- Over the past 18 years the current owners have made a variety of improvements including landscaping the front and rear garden, adding the fantastic kitchen/living room, updating the bathrooms and having a loft conversion with master bedroom and en suite bathroom with a walk-in shower.
- A stunning kitchen/living room having fully tiled floors and with a range of oak units and complimentary granite work tops, an island unit with inset sink, breakfast bar, 'Range' cooker, integrated dishwasher; the room also benefits from an attractive wood burner which can be included depending of the offer
- Master bedroom with en suite bathroom and Juliet balcony with lovely views over the garden.
- 2 reception rooms which can be opened up via connecting doors to create a spacious open plan area for entertaining
- Ground floor cloakroom
- 4 bedrooms – two have views of Poole Park and the landscaped rear garden
- 2 bathrooms including master en suite
- A fantastic 130ft landscaped rear garden with a beautiful range of mature shrubs and trees, a duck pond, tranquil water features, raised sun deck and spacious patio costing approximately £30,000
- Gate at the rear of the garden giving private access to Poole Park
- Gas central heating and double glazing
- Garage with power & light and block paved driveway

The property is approximately 1 mile from Poole Town Centre and within a few hundred yards of Whitecliff Park. Ashley Cross is within a mile with its eclectic mix of shops, restaurants and bars as well as the mainline railway station. Parkstone yacht club is just one 1.6 miles away with Lilliput a similar distance and Salterns Marina within 2 miles. The sandy bathing beaches at Sandbanks that are famous in the area are just over 2.5 miles. The property is in the catchment area for Baden Powell and Courthill schools and the area is well served by schooling in both the public and private sectors including the grammar schools in Poole.

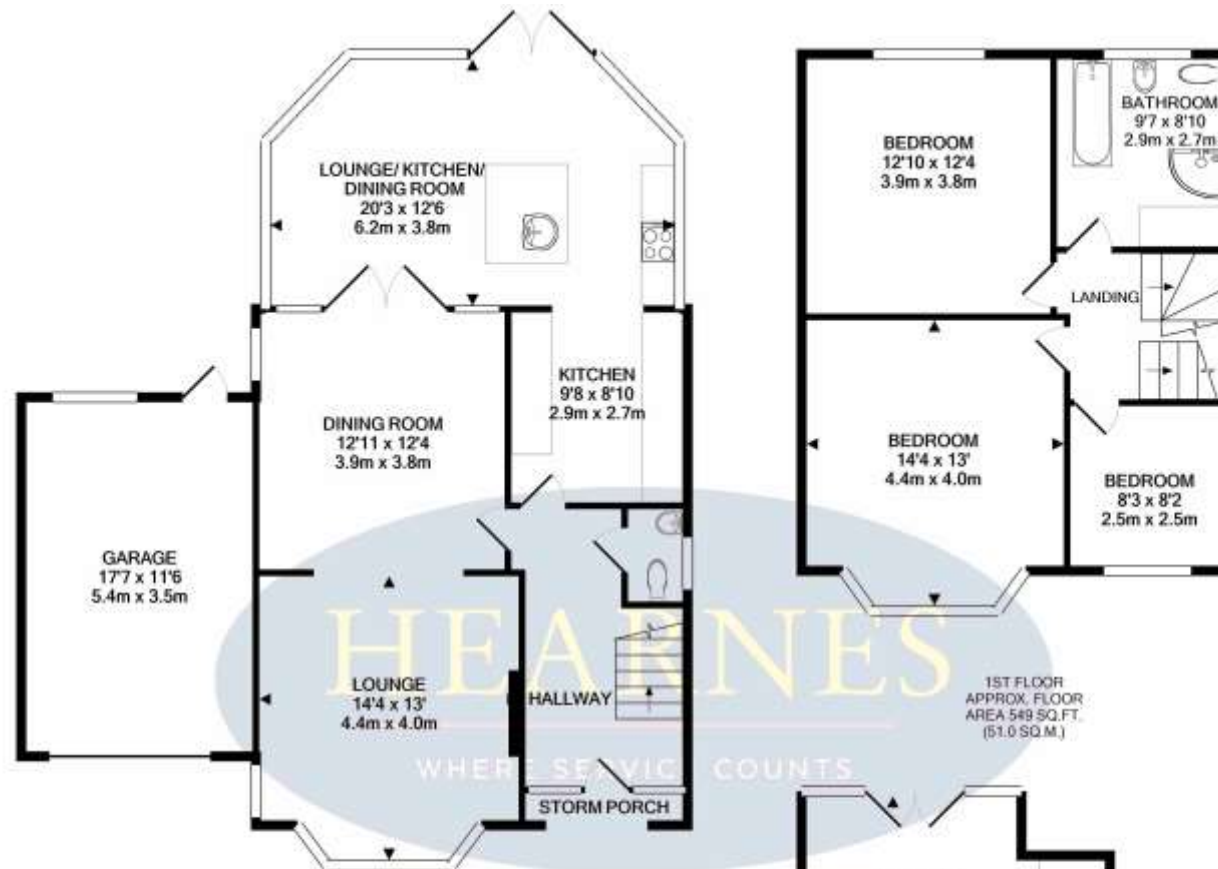
COUNCIL TAX BAND: F

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
APPROX. FLOOR
AREA 984 SQ.FT.
(91.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1822 SQ.FT. (169.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)



View from bedroom window



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