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EST. 1985

10 Carroll Close, Branksome, Poole, BH12 1PL

Guide Price **£325,000**



10 Carroll Close

Branksome, Poole

This attractive semi-detached home, set within the highly sought-after Branksome area, offers an excellent blend of space, comfort and contemporary living. The entrance hallway leads to a spacious lounge/dining room that flows seamlessly into a bright and generously sized conservatory, creating an ideal space for both everyday relaxation and entertaining. A separate kitchen/breakfast room provides a practical and welcoming hub for family life.

Upstairs, the property offers three well-proportioned bedrooms, a stylish family bathroom, and access to a superb loft room offering valuable additional space.

Outside, the westerly-facing rear garden features a lawned area and raised decking, perfect for enjoying the afternoon and evening sun. Further benefits include double glazing, central heating, off-road parking, an integral garage providing excellent storage or additional parking, and the convenience of being offered with no forward chain.



The property is ideally located within walking distance of a range of local amenities, including a fish and chip shop, hairdresser, convenience store with post office, and, just a little further at the roundabout, a Sainsbury's Superstore and the Heatherview Medical Centre.

Excellent public transport links are available nearby, with multiple bus stops providing easy access to all major town centres. For those travelling by car, Poole Quay is approximately 3 miles away, while Bournemouth Town Centre is just over 3.2 miles.

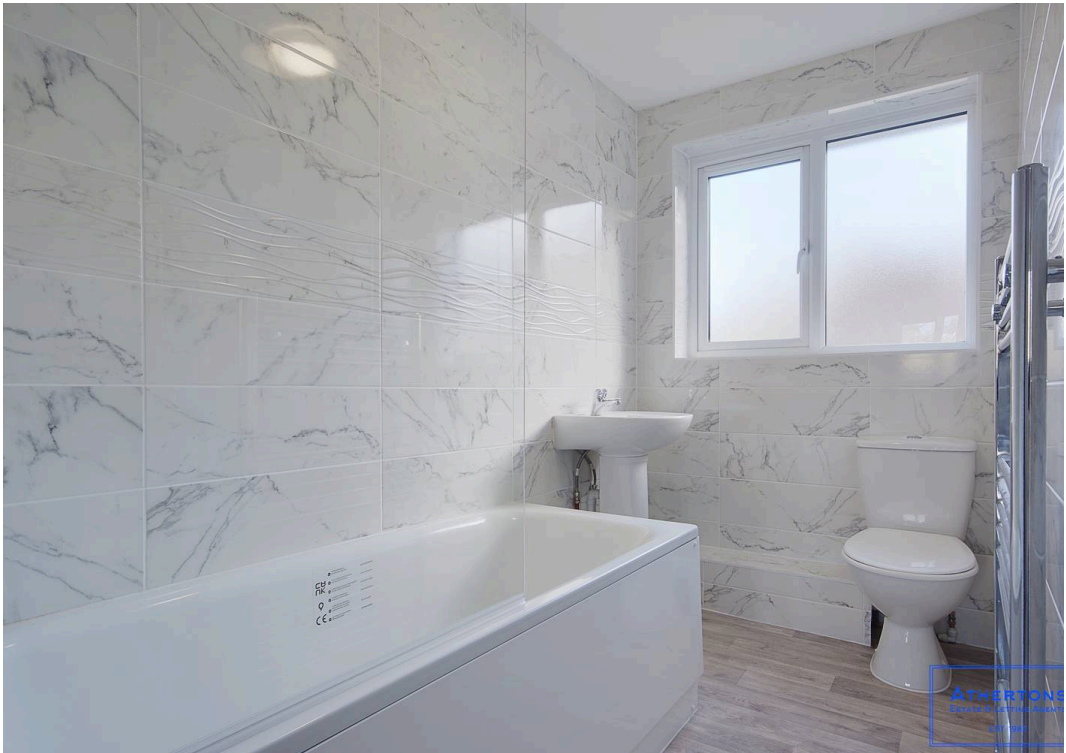
The property is also situated around half a mile from Westbourne, offering an array of bars, restaurants, and food shops, including a Marks & Spencer Food Hall. Branksome Train Station is just a 20-minute walk or a 5-minute drive, providing direct services to London Waterloo, ideal for commuters.

Council Tax band: C

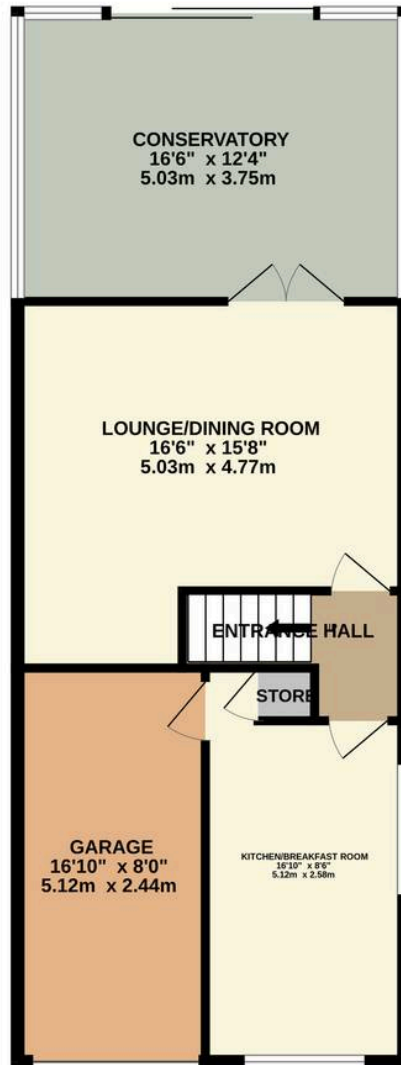
Tenure: Freehold

EPC Energy Efficiency Rating: D

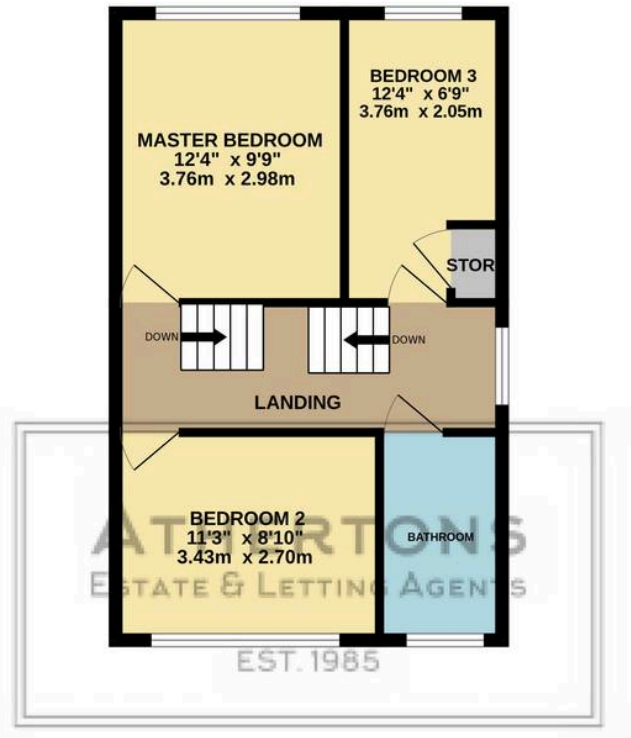




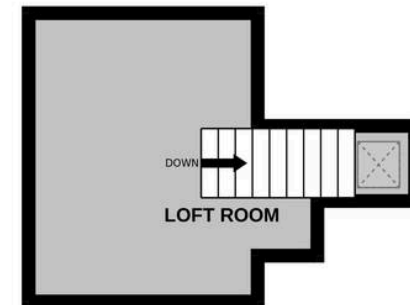
GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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