



HEARNES

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**Danecourt Road, Ashley Cross
Poole, Dorset, BH14 0PQ**

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Freehold Price Offers Over £650,000

A fabulous family home, offering four bedrooms, three reception rooms, three bathrooms, a southerly facing balcony/deck overlooking the landscaped rear garden, a self-contained annex with a bedroom, bathroom, lounge and bi-fold doors opening onto a superb patio area ideal for alfresco dining.

The current owners purchased this property three years ago and since then it has undergone a major refurbishment including fitting a new kitchen, new bathrooms, redecorating throughout, new carpets, new boiler and converting the basement into a self-contained annex.

The accommodation is over three floors with the ground floor offering a beautiful lounge with a bay window overlooking the rear of the property, a generous dining room which is situated at the front, and the superb, well equipped kitchen which overlooks the rear garden. The kitchen is finished with high gloss units and low profile stone work tops and includes an range of integrated appliances such as a five ring gas hob, double oven, wine fridge, dishwasher, space for a fridge/freezer and bi-fold doors opening onto a large southerly facing balcony with glass balustrades and steps down to the garden.

Set on the top floor are three double bedrooms, with the main bedroom having a walk in wardrobe and contemporary en-suite shower room, the remaining bedrooms are serviced by a stunning family bathroom including a bath and separate shower.

On the lower floor, the owners have created an incredible area for entertaining as it can be used for guests or as a self contained annex, the area comprises a generous size lounge with bi-fold doors opening onto a covered patio area with limestone tiled floor. There is also a good size double bedroom with a borrowed light window from the stairwell and a very generous contemporary bathroom.

Additional benefits include an integral porch, gas central heating and double glazed windows to the rear of the property as the owners have decided to keep many of the original windows which are in good condition and help to retain the character.

The well thought out southerly facing rear garden has been landscaped with a fence surround, a decked area and railway sleeper borders with mature shrubs and small palm trees.

Ashley Cross is around half a mile away with a diverse array of independent shops, bars and restaurants which are set around the Green There is a thriving café culture to be found there. Just a mile further down the road is the lovely Whitecliff family park, with harbourside walks leading through Poole Park to Poole Harbour, with its range of shops, restaurants, and bars.

COUNCIL TAX BAND: F

EPC RATE: E

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

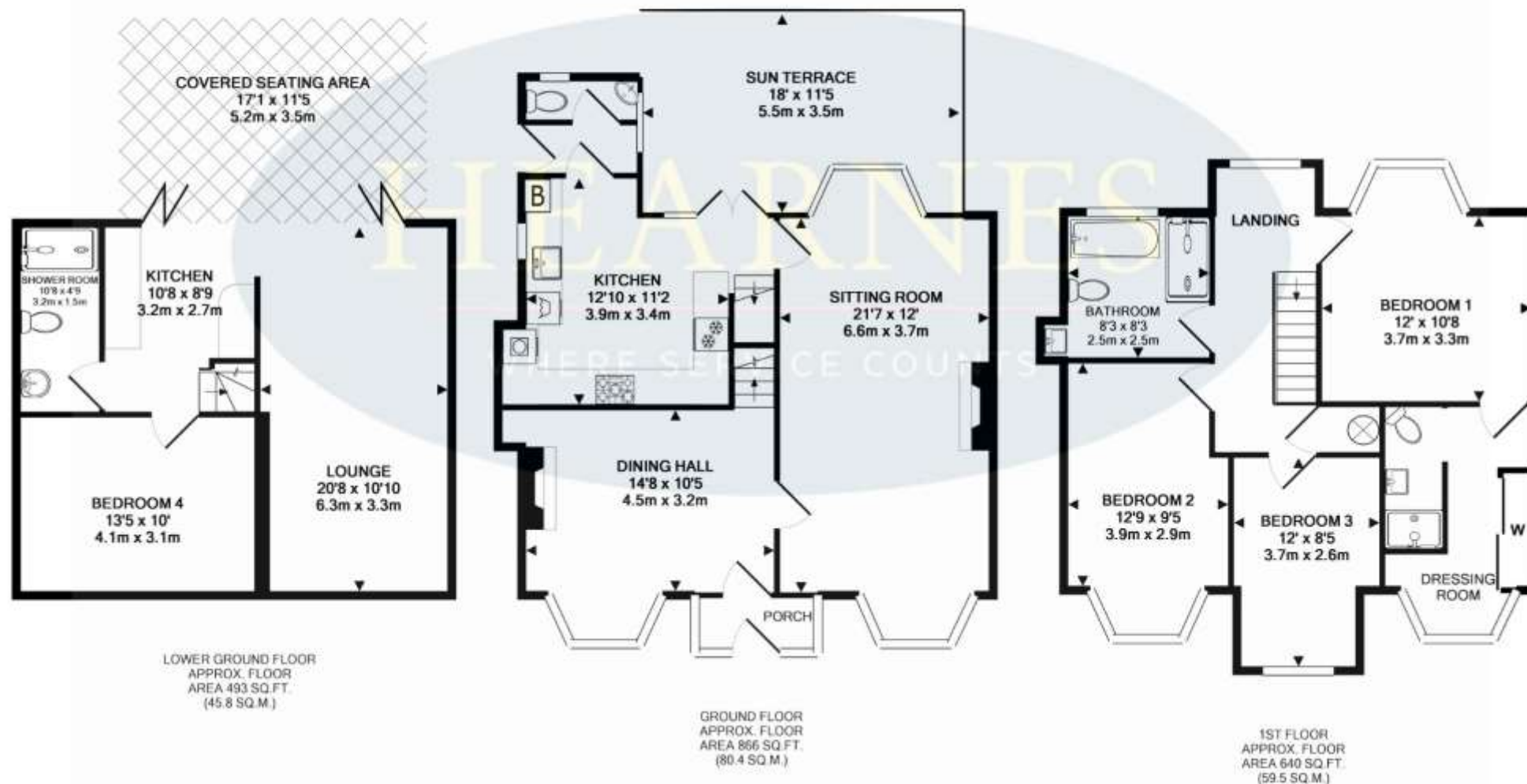




TOTAL APPROX. FLOOR AREA 1999 SQ.FT. (185.7 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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Ashley Cross



Poole Park



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