



HEARNES

WHERE SERVICE COUNTS

**Sheringham Road, Branksome
Poole, Dorset, BH12 1NS**

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Freehold £375,000

Something a little different, this extremely spacious detached individual home has four double bedrooms, two bathrooms (one en suite), generous kitchen/dining/day room, superb double glazed conservatory, large split-level sundeck garden and driveway for two cars side by side. This impressive family home is less than 200 metres from Branksome Recreation Ground and just over 3 miles from Poole Town Centre.

- Immaculate accommodation measuring approximately 1,673 sq ft with over 900 sq ft of sundeck set over 2 levels
- Four double bedrooms
- The master bedroom has a spacious, modern en-suite shower room with his and hers glass wash hand basins and benefits from French doors opening out onto the sun deck which measures approximately 61' x 20'. The sun deck offers lovely sunset views
- Fabulous contemporary kitchen/dining room/family area with an island breakfast bar which includes a range of high gloss cream units with complimentary worktops, American style fridge/freezer, Range cooker, integrated dishwasher, washing machine and wine cooler
- Spacious family bathroom
- Approximately 16'6" x 8'5" double glazed conservatory leading out onto a decked area measuring 30'5" x 12'4"
- Gas central heating & double glazing

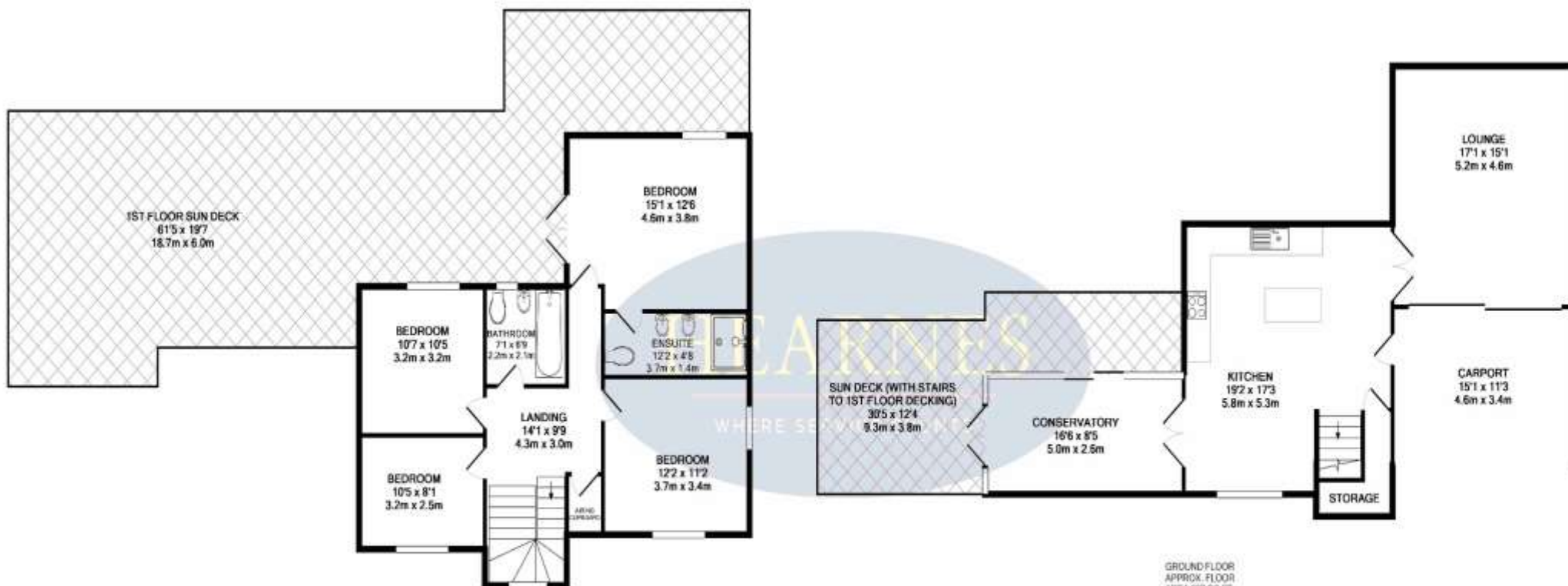
This spacious home is conveniently positioned approximately ½ mile away from St Joseph's Catholic Primary School and within ½ a mile of Branksome Recreation Ground which offers an 11 a side football pitch, cricket green and children's play area. The main shopping area in Ashley Rd is approximately one mile away and Poole Retail Park is 0.3 of a mile with a Sainsbury's superstore a similar distance. Bournemouth Town Centre is within 2 miles and Poole Town is just over 3 miles away, with Poole Harbour a little further on. Westbourne is just a mile away.

COUNCIL TAX BAND: C EPC RATE: D

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.







1ST FLOOR
APPROX. FLOOR
AREA 765 SQ. FT.
(71.2 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ. FT.
(84.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1673 SQ. FT. (155.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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