



**Sherwood Avenue
Poole, Dorset, BH14 8DL**

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FREEHOLD PRICE £829,950

An outstanding four double bedroom “seaside” home that has been remodelled and totally refurbished throughout to a high standard. The wow factor of this home is the stunning extended open plan kitchen/living space with full width bi-fold doors opening out to a deck and sunny flat garden. The property is within 350 yards of the Harbourside Park at Whitecliff and the home enjoys harbour views from the sitting room and master suite.

This beautifully designed home has been finished to a high specification throughout. As you step into the hallway onto the high gloss heated floor you are struck by a feeling of space and this opens into the 37ft x 24ft open plan kitchen/living space. The well-equipped kitchen offers a range of integrated appliances including an American style fridge/freezer, two Neff slide and hide ovens, an island unit with induction hob, remote control hood and a wine cooler. The modern bi-fold doors that extend across the entire rear elevation of this room open onto a generous, contemporary composite deck that catches the evening sun.

The living room which is set at the front of the property has floor to ceiling windows with double doors opening out to the front with distant harbour views. There is also a ground floor bedroom with an en-suite, which would make a great guest room.

Additional benefits include gas central heating, double glazing, underfloor heating throughout the ground floor and a 20ft x 10ft garage including a utility room with access from the deck and the kitchen. The property is decorated in soft neutral tones throughout, with a splash of colour and texture from the wall paper.

Set on the first floor are three double bedrooms with the master bedroom enjoying a glass balustrade balcony with views down to the harbour and the Purbecks beyond, walk in wardrobe and a stunning en-suite with a walk-in shower and freestanding bath that looks out onto the balcony. The two remaining bedrooms are serviced by a modern family bathroom.

The driveway is bounded by a low wall and provides off road parking for several cars leading to the garage. The rear garden is mainly laid to lawn and is fully enclosed by timber fencing. This property would make a super second home as it is low maintenance and easy to “lock up and leave”

The property is located within 350 yards of the Harbourside Park at Whitecliff; from here there is a waterside walk to Poole Quay with its wide range of restaurants and bars. The park itself has a children's play area and is ideal for dog walking or just looking at all the boats moored in Parkstone Yacht Club. The Harbour is also a haven for all kinds of water sports such as kite and wind surfing. Lilliput has a range of shops such as Mark Bennet's Patisserie, the local award-winning artisan bakers and restaurants such as Koh Noi. Ashley Cross offers a wide variety of independent shops along with brasseries, restaurants and bars as well as a mainline railway station.

COUNCIL TAX BAND: D

EPC RATING: B

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.



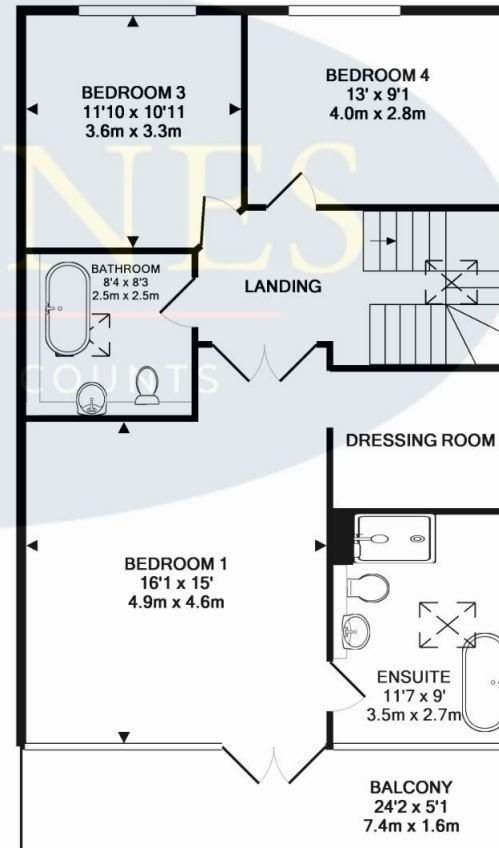


TOTAL APPROX. FLOOR AREA 2442 SQ.FT. (226.8 SQ.M.)

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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GROUND FLOOR
APPROX. FLOOR
AREA 1448 SQ.FT.
(134.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 994 SQ.FT.
(92.3 SQ.M.)



Poole Park



Whitecliff Harbourside Park



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