



HEARNES

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**Furzey Close, Poole
Dorset, BH14 0BN**

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Freehold Price £550,000

A truly superb 1649 square foot 3 double bedroom detached home in a unique bespoke gated development, consisting of five individually designed detached homes, set in a private block paved cul-de-sac. These properties were completed in 2015 by Willton Homes and they offer well thought out layouts and great attention to detail. This beautiful home has three double bedrooms, two reception rooms, gardens to the rear and side of the property and a generous width single garage. It has been built to an extremely high standard and located within ½ a mile of Ashley Cross and the fabulous Poole Park.

As soon as you enter this development via private electric gates you immediately get the feeling of style and luxury. As you open the front door and step onto the plush carpets you are greeted by an impressive light and airy entrance hall and can immediately see the quality of the interior. These features include oak veneer internal doors, plantation blinds, glass balustrades on the staircase leading to the first floor landing, beautifully appointed kitchen and luxury sanitary ware. The lounge, study and kitchen all look out onto the south westerly rear garden, with the lounge and kitchen both having double glazed doors opening onto the sun terrace at the back. The stunning kitchen offers a range of ash base units and high gloss wall units with under cupboard lighting, silestone work tops and inset sink. There is also a range of Siemens appliances including double oven, four ring gas hob, steam oven, built in coffee machine, fridge/freezer, slimline dishwasher and built in wine cooler. The floor is finished in large tiles offering a spacious feel. Towards the rear of the kitchen there is enough space for a table with at least six chairs and a large settee; there are windows to the side and the rear providing plenty of light. As you climb the beautifully carpeted stairs to the first floor landing you are met with a bright and spacious feel due to the Velux window allowing plenty of light into the area. The master bedroom offers a range of sliding built in wardrobes and an en suite shower room consisting of Duravit Sanitary Ware and Grohe taps and flush systems. There are two further double bedrooms, one with a dual aspect and one having built in wardrobes. The bathroom is superbly fitted with a stylish contemporary white suite which has a shower over the bath, fitted storage under the wash basin and chrome heated towel rail.

Additional benefits include wireless dual zone gas central heating, double glazing, Thomas Sanderson Shutters in the lounge and kitchen, garage with remote control electric roller door & a personal door to the rear garden plus cat 5 wiring system. Furzey Close is situated within ½ a mile of the vibrant Ashley Cross, offering a range of bespoke retailers, cafes, bars and popular eateries. The fabulous Poole Park is also set within ½ a mile, from here you can enjoy the harbourside walk to Poole Quay which offers a wide range of restaurants, bars and shops as well as boat excursion to Brownsea Island, Swanage and Wareham. Poole Train Station is just over a mile away which offers 2 hour direct routes to London Waterloo.

COUNCIL TAX BAND: F **EPC RATE: B**

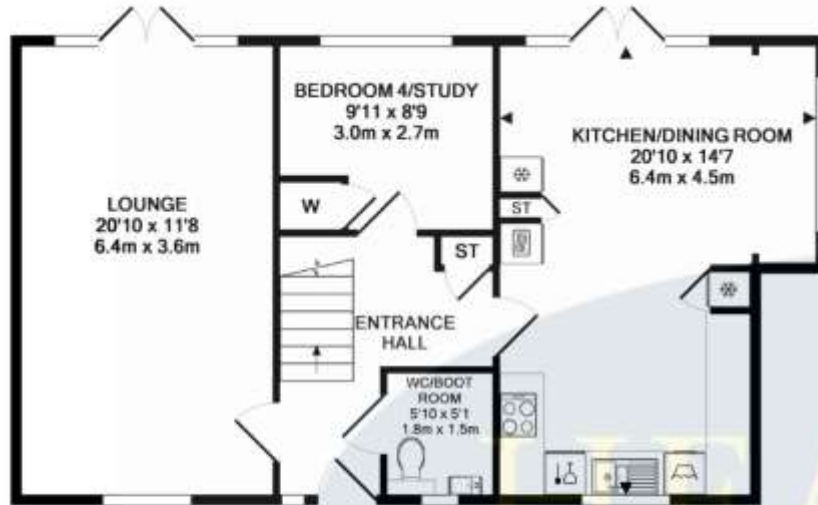
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1649 SQ.FT. (153.2 SQ.M.)

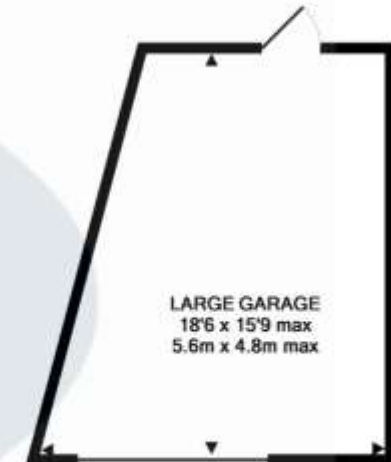
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 683 SQ.FT.
(63.5 SQ.M.)



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)







Ashley Cross



Poole Park



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