



## Earlham Drive, Poole BH14 0HH

Nicely positioned within a very popular cul-de-sac location a short distance away from Ashley Cross lies this impeccably presented, charming character detached house. There is modern contemporary living on offer and this wonderful family home is also set within the favoured Courthill and Baden Powell school catchments.

**EPC: TBC Council Tax Band: D**







## Key Features

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- CHARACTER DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- LOUNGE WITH BAY WINDOW & INSET LOG BURNER
- STYLISH MODERN FITTED KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- THREE GOOD SIZED BEDROOMS
- MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING & DOUBLE GARAGE
- FAVOURED SCHOOL CATCHMENT
- WESTERLY FACING REAR GARDEN & CUL-DE-SAC LOCATION

## The Property

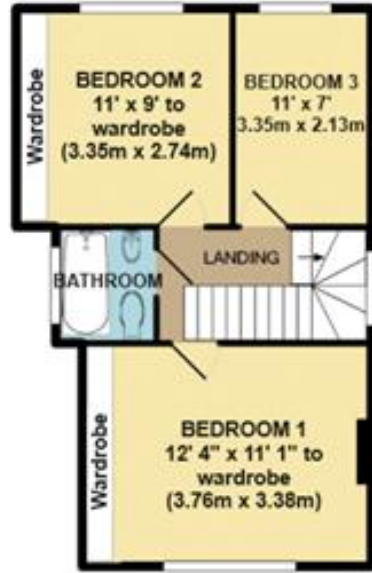
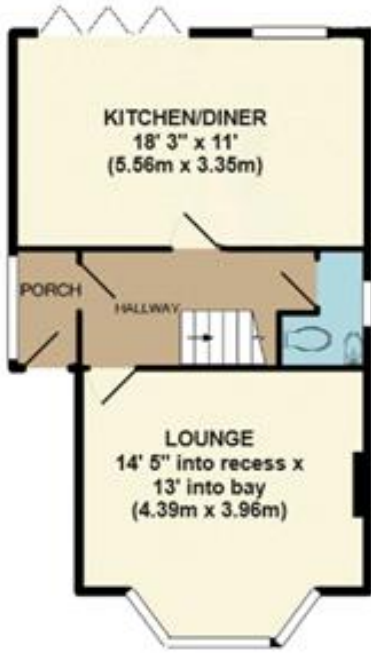
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There is a side porch which leads into the entrance hallway serviced by a ground floor cloakroom. A door then leads off to the lounge at the front with a bay window and feature inset log burner. To the rear there is a stylish modern fitted kitchen/dining room with integrated appliances and bi-fold doors leading out onto the westerly facing rear garden.

Located on the first floor, there are three good sized bedrooms with the master and bedroom two benefitting from fitted wardrobes along one wall, and there is a modern fitted family bathroom

To the front of the property is a spacious tarmac driveway providing off road parking with side access via a wooden gate leading into the sunny aspect low maintenance rear garden with patio and double garage.

There are excellent public transport close by with a mainline London rail away station in Ashley Cross.



SPACE FOR EPC GRAPH

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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