

71 Sherwood Avenue

Poole, Dorset

BH14 8DJ



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Price Guide £1,000,000

Set over just two floors this fabulous modern detached 3 bedroom family home enjoys a stunning view over Whitecliff Harbourside Park and Poole Harbour.

SUMMARY OF ACCOMMODATION

Fantastic location close to the water's edge

Brick block paved driveway with off road parking

Entrance hall

Integral garage/utility area

Guest cloakroom

Fitted kitchen • Large living room

Dining room

23'1 x 15'9 principal bedroom with en-suite bathroom and abundance of wardrobes

Two further bedrooms, both with their own en-suite bathrooms and fitted wardrobes





Features include a welcoming entrance hall with understairs study area, a formal living room with contemporary gas fire, dining room and fitted kitchen with stone worktops.

Also on the ground floor is a guest cloakroom and an oversized integral garage with electric up and over door.

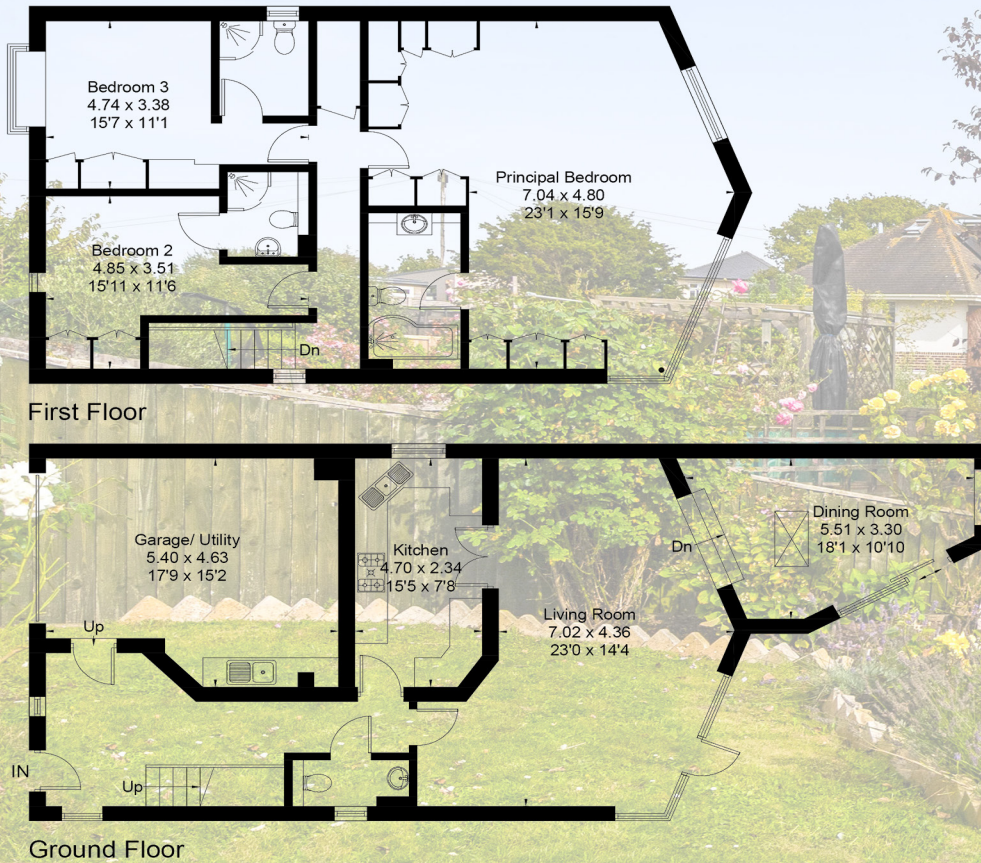
Upstairs on the first floor there are three double bedrooms, all with built in wardrobes and their own en-suite bath/shower rooms. The star of the show has to be the principal bedroom which enjoys the most exceptional views over Whitecliff Park and Poole Harbour.

Externally the southerly facing rear garden is laid to patio leading to a lawned area with plenty of places to soak up the sun, dine al fresco or just relax and unwind.

Offered for sale with no forward chain, the property is in catchment for Lilliput First and Baden Powell schools and is in close proximity to Parkstone Yacht Club, Salterns Marina and Lilliput's shopping parade which include a Tesco Express, Mark Bennetts artisan bakery and coffee shop.

With living accommodation in excess of 2,000 sq ft, this much loved home would suit all manner of buyers from those looking for a coastal holiday home by the sea or young families moving to be close to the excellent local schools.

Approximate Area = 188.9 sq m / 2033 sq ft and Garage
Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Lloyds Property Group

PROPERTY NAME

71 Sherwood Avenue

LOCATION

Poole BH14 8DJ

APPROXIMATE MEASUREMENTS

Approx Area = 188,9 sq m / 2033 sq ft
& Garage

Incl Limited Use Area (1.1 sq m / 12 sq ft)

VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale