

# 11 Boulnois Avenue

Ashley Cross  
Poole, Dorset  
BH14 9NX





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*Price Guide £1,250,000*

Step into this charming detached character family home that offers nearly 3,000 sq ft of living space. Perfectly situated on a corner plot in a sought after tree-lined road, this property is within walking distance to Penn Hill Village and Parkstone Golf Club, offering a desirable lifestyle in a prime location.

## *Summary of Accommodation*

Arranged over three floors

Spacious entrance hallway

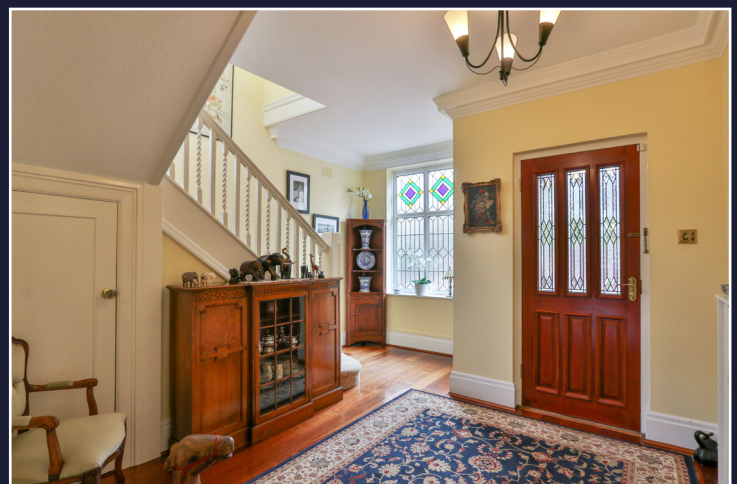
6 generous bedrooms (2 en-suite shower rooms)

Family bathroom • Downstairs cloakroom

Living room • Dining room • Kitchen/breakfast room

Utility room • Rear sitting room

13ft x 8ft Summer House/Garden Office







Spanning three floors, this residence exudes generous proportions and timeless elegance. Six generously sized bedrooms, complemented by a family bathroom and two en-suite shower rooms, provide ample accommodation for family and guests.

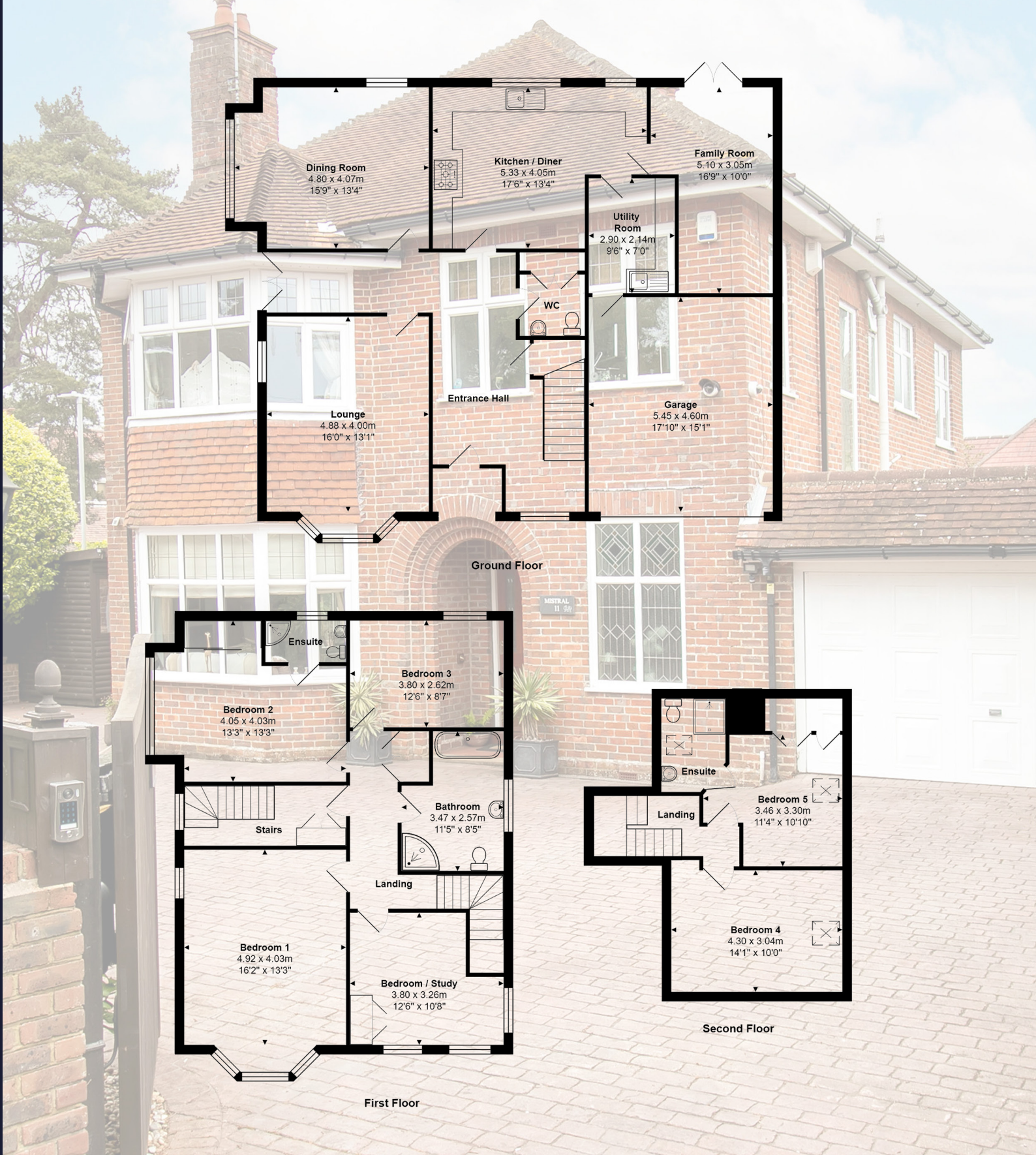
A thoughtfully designed layout includes a front living room, dining room, and a kitchen/breakfast room adorned with bespoke 'Kitchen Elegance' fittings. A utility room, snug office area, rear sitting room and a spacious entrance hallway complete the ground floor, offering versatility and functionality.

Further enhancing its appeal, this residence seamlessly blends period features with modern comforts. Double glazing and gas central heating ensure year-round comfort and efficiency. The property's allure is further elevated by its characterful charm and inviting ambiance, inviting residents to indulge in a lifestyle of refined living.

Nestled within the serene ambiance of a sought-after tree-lined avenue, this charming detached character home presents an enchanting retreat boasting nearly 3,000 sq ft of living space. Ideally located on a corner plot, within strolling distance to Penn Hill Village, Parkstone Golf Club and Canford Cliffs Chine, it offers both convenience and tranquility.

Outside, the property impresses with ample off-road parking accessed through electric wooden gates, leading to a double garage. The beautifully landscaped wrap-around garden offers privacy and is perfect for outdoor dining and entertaining. At the rear of the property is a summer house/garden office which is double skinned, double glazed and fully insulated with light, heating and power.





**Dining Room**  
4.80 x 4.07m  
15'9" x 13'4"

**Kitchen / Diner**  
5.33 x 4.05m  
17'6" x 13'4"

**Family Room**  
5.10 x 3.05m  
16'9" x 10'0"

**Utility Room**  
2.90 x 2.14m  
9'6" x 7'0"

**WC**

**Entrance Hall**

**Garage**  
5.45 x 4.60m  
17'10" x 15'1"

**Lounge**  
4.88 x 4.00m  
16'0" x 13'1"

**Ground Floor**

**Bedroom 2**  
4.05 x 4.03m  
13'3" x 13'3"

**Bedroom 3**  
3.80 x 2.62m  
12'6" x 8'7"

**Bathroom**  
3.47 x 2.57m  
11'5" x 8'5"

**Stairs**

**Landing**

**Bedroom 1**  
4.92 x 4.03m  
16'2" x 13'3"

**Bedroom / Study**  
3.80 x 3.26m  
12'6" x 10'8"

**Landing**

**Bedroom 5**  
3.46 x 3.30m  
11'4" x 10'10"

**Bedroom 4**  
4.30 x 3.04m  
14'1" x 10'0"

**Second Floor**

**First Floor**

# Lloyds Property Group

PROPERTY NAME  
11 Boulnois Avenue

LOCATION  
Poole BH4 9NX

APPROXIMATE MEASUREMENTS  
Total Area: 259.1 sq m / 2789 sq ft

COUNCIL TAX  
Band F BCP(Poole)

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