

Baywatch

24 Birchwood Road
Poole, Dorset
BH14 9NP



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Offers in excess of £1,500,000

This stunning five-bedroom detached home, nestled on a private plot at the end of a small cul-d-sac, offers the best New England-style living. Situated within one of the most desirable areas, this house sits within beautiful, landscaped grounds, with sea glimpses over to Poole Harbour and the Purbecks beyond.

Summary of Accommodation

Five double bedrooms

Four bathrooms/ensuites

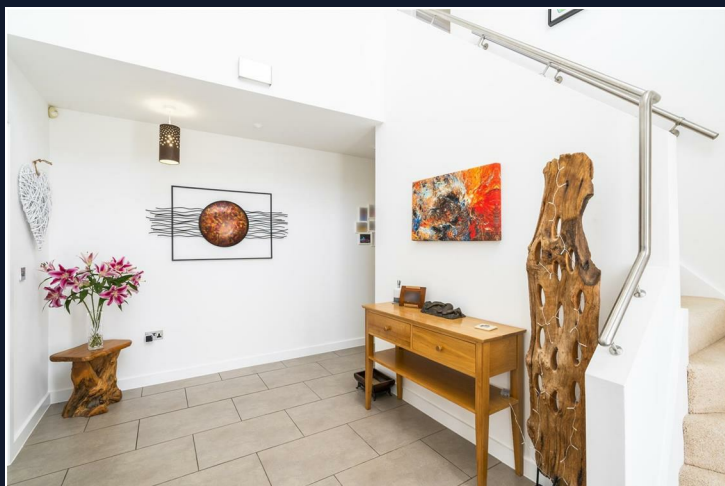
Five reception rooms

3,500 sq ft of versatile family living

Ample off street parking within gated grounds

South-west low maintenance garden

New England style detached house





The property is entered down a long private driveway with oak retaining wall, via a secure electronic gated system and provides an impressive, large brick paved area to the front offering ample parking.

Crossing the threshold into the home, the double height entrance hallway leads to an impressive reception room with adjoining south facing conservatory, a spacious kitchen with breakfast area, large separate dining room overlooking the back garden, utility, study, playroom, side lobby and downstairs cloakroom.

A grand open staircase ascends to the first-floor landing, from which accesses is provided to the five double bedrooms, the primary and secondary bedrooms with balcony and ensuite, along with one other ensuite in the third bedroom and a modern family bathroom.

Overall, the property provides a staggering 3,500 sq ft of versatile modern family living space with underfloor heating throughout.

Externally, the private southwest-facing rear garden features a large, composite decked area with direct access from the living room. Beyond, is a low maintenance artificial lawn, two further decked areas, mature shrub borders, a wooden summer house and an additional two sheds, providing ample storage.

A viewing is highly recommended. This home is offered chain-free.

Approximate Floor Area = 325.0 sq m / 3498 sq ft



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Lloyds Property Group

PROPERTY NAME

Baywatch

LOCATION

BH14 9NP

TOTAL FLOOR AREA

3498.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3563 NC

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

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