

10 Cerne Abbas

46 The Avenue
Poole, Dorset
BH13 6HF



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Price Guide £750,000

A 4 bedroom town house situated in the highly sought after gated community of Cerne Abbas.

Summary of Accommodation

4 double bedrooms

Main bedroom with dressing room, en-suite & balcony

Secluded private terrace

Double garage

350 metres to the beach

Exclusive development





The property itself is approached via a series of easy steps with a storage area below and leads to a covered entrance porch. A panelled front door leads to a good size reception hall which has a cloaks cupboard and a well-appointed cloakroom immediately to the right.

The main reception room is situated to the rear of the property with extensive glazed doors giving an outlook to the private terrace and communal gardens beyond.

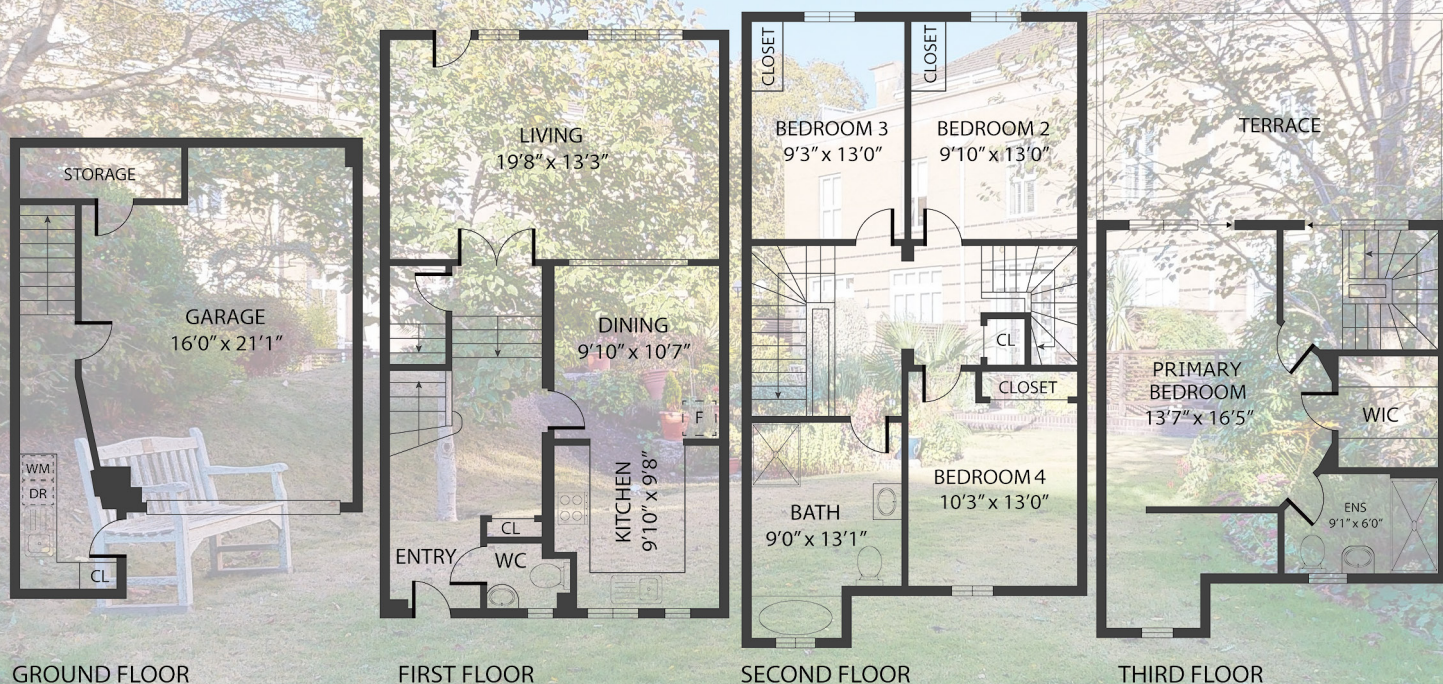
On the raised ground floor level there is a beautifully appointed kitchen/dining room which is partly divided to the lounge via a glazed galleried area.

A door from the reception hall leads down to the ground floor where there is a good size utility room, new Worcester gas boiler and a door to the integral double garage. A wide tread spindle staircase leads to the spacious first floor landing where there are three bedrooms; one with fitted wardrobes and a very spacious and well fitted family bathroom and wc and potential home office/study area.

A further staircase allows access to the top floor where there are patio double doors to a sun terrace and a further door to master bedroom suite which has twin dressing rooms, a lovely en-suite shower room and WC. There are also patio doors that lead to the sun terrace.

MAINTENANCE: £365 per quarter to include buildings insurance, garden and driveway maintenance.





10 Cerne Abbas, The Avenue, Poole BH13 6HF

TOTAL APPROX. FLOOR AREA 2,155 SQ.FT

Whilst every attempt has 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Lloyds Property Group

PROPERTY NAME

10 Cerne Abbas

LOCATION

Branksome Park

BH13 6HF

Total Floor Area = 200.2 sq m / 2155 sq ft

VIEWING ARRANGEMENTS

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