

# enfields



10 Eastlake Avenue, BH12 3DG

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# 10 Eastlake Avenue, BH12 3DG

**\*\*GUIDE PRICE £425,000 - £435,000\*\***

Built in 1925 and beautifully updated by the current owners, this wonderful three-bedroom detached home offers a perfect blend of period character and modern comfort. Set within a peaceful cul-de-sac, the property provides a quiet retreat while remaining just half a mile from local shops and perfectly positioned for highly regarded schools, everyday amenities, and excellent transport connections. It is an ideal choice for families seeking a tranquil, yet well-connected location.

Upon arrival, the home immediately impresses with a block-paved driveway providing parking for one vehicle, complemented by a neatly maintained front garden. Stepping inside, the sense of warmth and care is instantly apparent, with tasteful décor and thoughtful modern touches that respect the property's 1920s heritage.

The heart of the home is the superb kitchen/breakfast room, designed for both functionality and family living. This generous space features an extensive range of shaker-style units with wooden worktops, a central island unit with further storage beneath, and an extended work surface forming a practical breakfast bar. The kitchen is fully equipped with high-quality integrated appliances, including a Fisher & Paykel range-style cooker with six-ring gas burners, double oven, warming drawers, extractor hood, dishwasher, and fridge/freezer, along with space and plumbing for a washing machine. With ample room for a dining table or informal seating area, it is a perfect space for family meals and social gatherings.

To the rear, the conservatory provides a bright and versatile additional living space, currently used as a dining room. With lovely views of the rear garden, it serves as an inviting area for entertaining or simply relaxing in natural light throughout the year. The rear garden provides a peaceful outdoor haven, ideal for children to play, for gardening enthusiasts, or for hosting summer gatherings. At the end of the garden stands a detached garage, currently used for storage but offering outstanding potential to be converted into a home gym, yoga studio, or workshop, subject to any necessary consents.

Upstairs, there are three well-proportioned bedrooms, including a spacious master bedroom fitted with extensive built-in wardrobes offering excellent storage. The remaining bedrooms are well presented, making them ideal for children, guests, or a home office. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

## **Schools:**

- Livingstone Road Infant & Junior Schools—0.2 miles.
  - Muddy Boots Nursery—1.0 mile.
- Heatherlands Primary School—1.1 miles.
  - Ocean Academy—1.2 miles.
- Old School House Nursery & Pre School—1.3 miles.
  - Parkstone Grammar School—3.1 miles.

This delightful 1920s detached house is a fantastic choice for families looking to move to a calm and welcoming neighbourhood without compromising on connectivity or convenience. Early viewing is highly recommended to appreciate the quality and charm of this wonderful home. Call Enfields Poole now to secure a viewing slot on

**01202 933 555.**

Lounge, 12' 11" x 12' 6" (3.93m x 3.81m)

Kitchen/Dining Room, 19' 10" x 11' 6" (6.04m x 3.50m)

Ground Floor W.C, 5' 3" x 2' 7" (1.60m x 0.79m)

Front Porch, 7' 7" x 3' 1" (2.31m x 0.94m)

Hallway, 14' 9" x 7' 7" (4.49m x 2.31m)

Conservatory, 10' 2" x 9' 9" (3.10m x 2.97m)

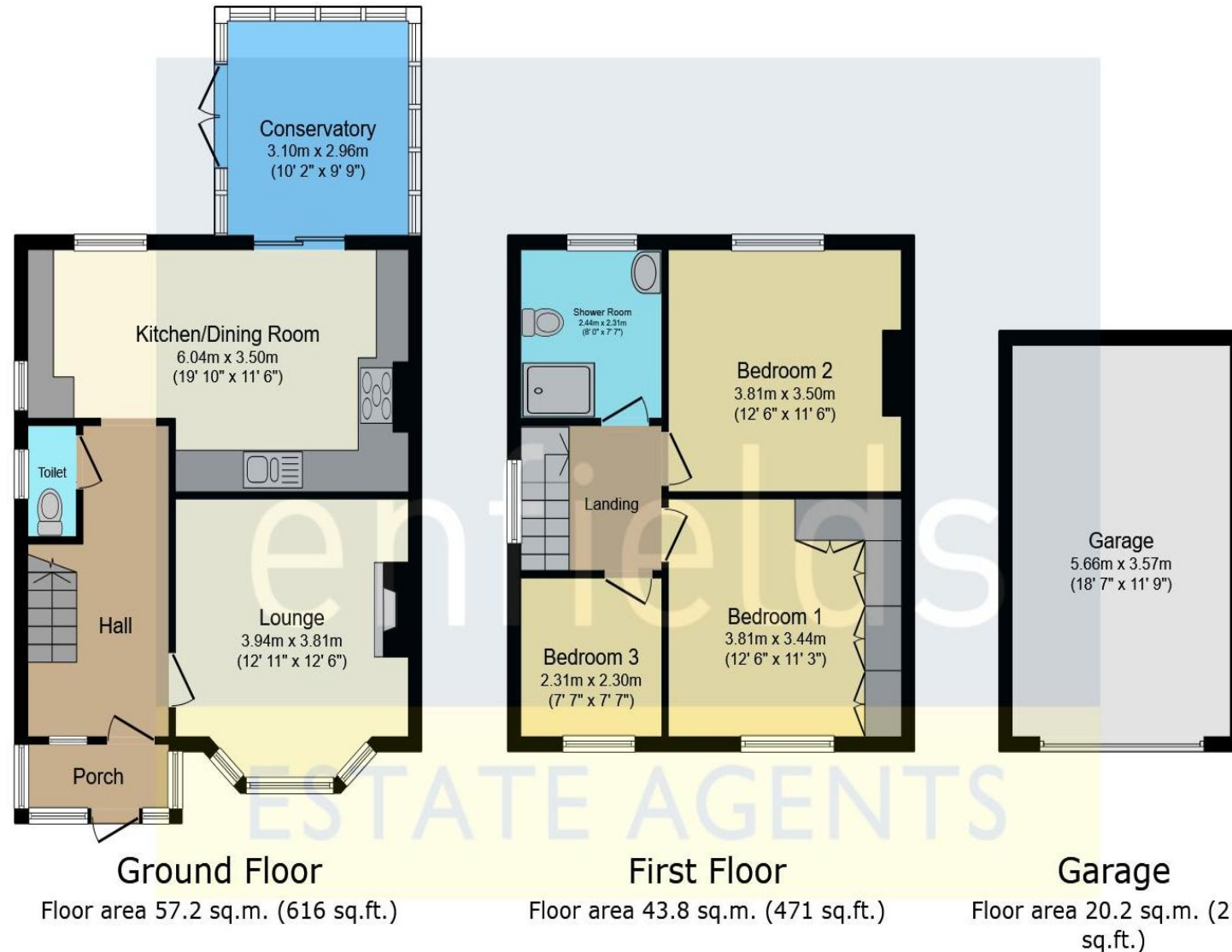
Bedroom One, 12' 6" x 11' 3" (3.81m x 3.43m)

Bedroom Two, 12' 6" x 11' 6" (3.81m x 3.50m)

Bedroom Three, 7' 7" x 7' 7" (2.31m x 2.31m)

Shower Room, 8' 0" x 7' 7" (2.44m x 2.31m)

Landing, 7' 7" x 6' 11" (2.31m x 2.11m)



Total floor area: 121.2 sq.m. (1,305 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







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