





Cooke Road
Poole
BH12 1QB

Offers in Excess of £
562,000.00

bettermove

Cooke Road - Poole

Bettermove are proud to present this beautifully presented 4 bedroom detached house in Poole, situated in a peaceful cul-de-sac location within a small woodland setting.

The property benefits from double glazing, gas central heating throughout and off-street parking available via a private driveway.

The council tax band is E.

The interior of this spacious and uniquely designed split-level property comprises a generous living room on the ground floor, with the fitted kitchen and dining room situated on the first floor, thoughtfully integrated with the living area to create a welcoming and sociable living space.

The first floor also benefits from two well-proportioned bedrooms and the main family bathroom. The third floor comprises a further two bedrooms, including a spacious master bedroom with its own private en-suite bathroom and balcony, offering beautiful views of the seaside sunset skies.

The exterior boasts a generously sized private rear garden, perfect for outdoor entertaining and enjoying the summer months. A large patio area, accessed directly from the kitchen and dining room, provides an ideal space for alfresco dining. Steps lead up to an expansive lawn area, with a raised decking area at the top of the garden, offering a peaceful spot to relax and enjoy stunning sunrise views.

Nestled within a small woodland area and positioned in a quiet cul-de-sac, the property offers a wonderful sense of privacy and tranquillity whilst remaining conveniently located close to local amenities.

Located in the popular town of Poole, the property is within easy reach of a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Branksome train station, a variety of bus routes and quick access to the A35.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	2	Freehold

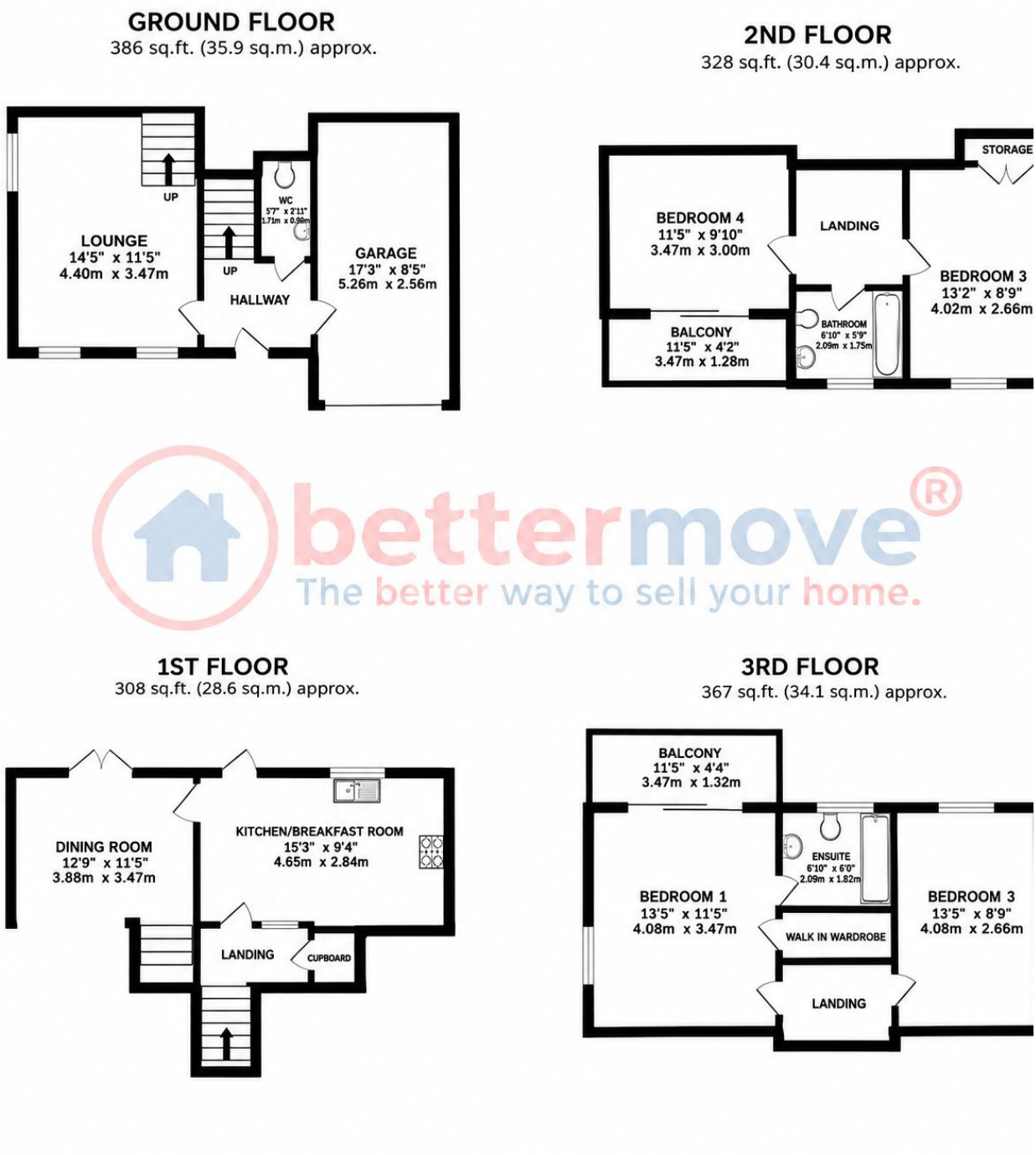








Floor Plan


GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.
UP
LOUNGE
14'5" x 11'5"
4.40m x 3.47m
WC
5'7" x 2'11"
1.71m x 0.90m
UP
HALLWAY
GARAGE
17'3" x 8'5"
5.26m x 2.56m
2ND FLOOR
328 sq.ft. (30.4 sq.m.) approx.
STORAGE
BEDROOM 4
11'5" x 9'10"
3.47m x 3.00m
LANDING
BEDROOM 3
13'2" x 8'9"
4.02m x 2.66m
BALCONY
11'5" x 4'2"
3.47m x 1.28m
BATHROOM
6'10" x 5'9"
2.09m x 1.75m
bettermove®
The better way to sell your home.
1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.
DINING ROOM
12'9" x 11'5"
3.88m x 3.47m
KITCHEN/BREAKFAST ROOM
15'3" x 9'4"
4.65m x 2.84m
LANDING
CUPBOARD
3RD FLOOR
367 sq.ft. (34.1 sq.m.) approx.
BALCONY
11'5" x 4'4"
3.47m x 1.32m
ENSUITE
6'10" x 6'0"
2.09m x 1.82m
BEDROOM 1
13'5" x 11'5"
4.08m x 3.47m
WALK IN WARDROBE
BEDROOM 3
13'5" x 8'9"
4.08m x 2.66m
LANDING

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	65	68
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	59	63
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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