



*Guide Price £1,999,950*

30 Bingham Avenue, Evening Hill, Poole, Dorset, BH14 8NE

  
EST. 1977  
**KEYDRUMMOND**  
ESTATE AGENTS



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Bingham Avenue, Evening Hill, Poole, Dorset, BH14 8NE

A beautifully presented chalet house situated in one of the area's most sought after locations. Backing onto the Parkstone Golf Course, this detached property boasts bright and spacious accommodation extending to over 3800 sq.ft.

- BACKING ONTO PARKSTONE GOLF CLUB COURSE
- FOUR BEDROOMS, FOUR RECEPTIONS
- SUNNY, PRIVATE REAR GARDEN
- LOCATED IN A SOUGHT AFTER LOCATION
- LARGE DOUBLE GARAGE WITH STORAGE SPACE AND GATED DRIVEWAY
- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT

Local Authority bcp, Tax Band G, Tenure: Freehold



## *Evening Hill*

The property is located in Bingham Avenue, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

## *Property Comprises*

This impressive four bedroom detached home offers over approx 3,865 sq ft of versatile living space, ideal for modern family life. Set over two floors, the layout provides generous proportions, flexible rooms, and a seamless flow between living and entertaining areas.

The ground floor features a spacious reception room, an open-plan dining room, and a bright breakfast area, leading to a well-equipped luxury kitchen. A dedicated study offers an ideal home office, while a versatile





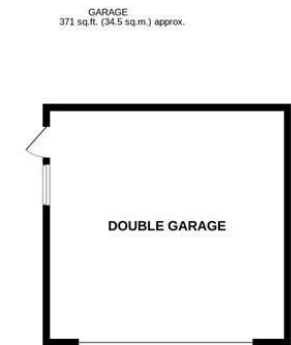
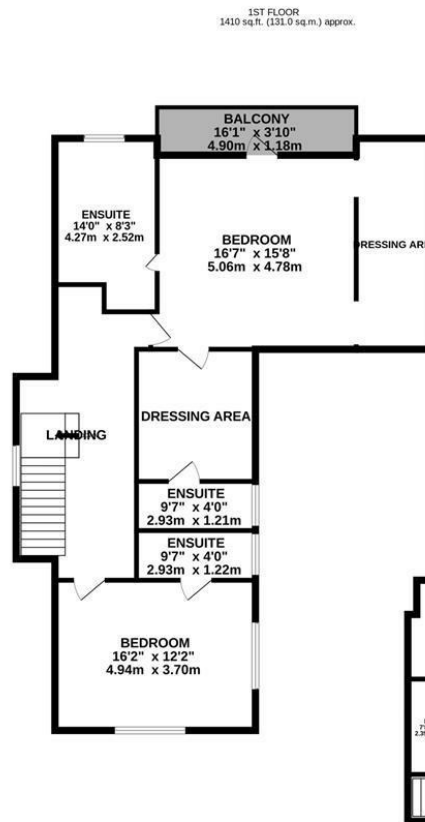
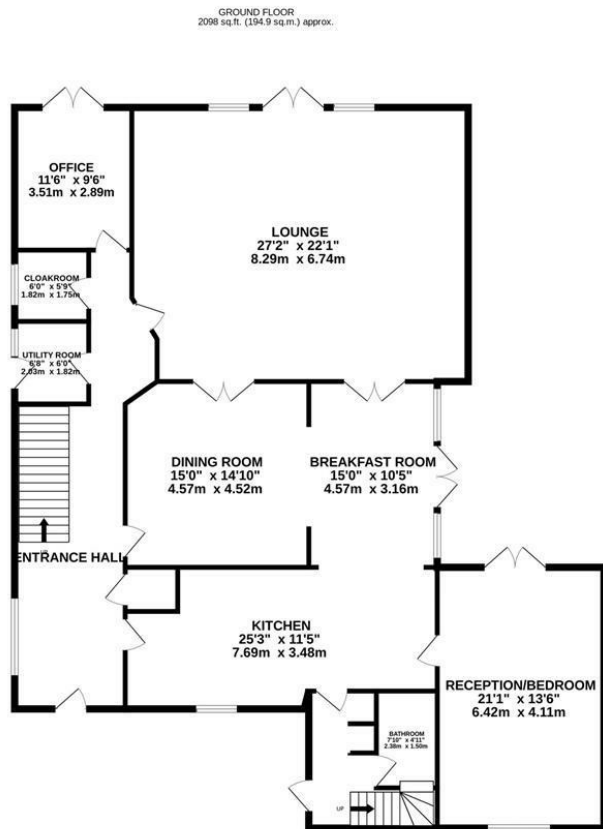


sitting room/bedroom with double doors opens directly onto a private terrace. A utility room and a guest cloakroom complement the space. A bathroom and shower area connects to a staircase that leads to a private guest bedroom with en-suite—perfect for visitors or extended family.

Upstairs, the master suite features a private balcony, dressing area, and two en-suite bathrooms. There is also a double bedroom with its own en-suite. The large garden benefits from a raised deck area, a summer house, a garden shed, and backs directly onto Parkstone Golf Course.

With its generous space, smart layout, and prime location, this home is perfectly suited to multi-functional living.





TOTAL FLOOR AREA : 3879 sq.ft. (360.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

