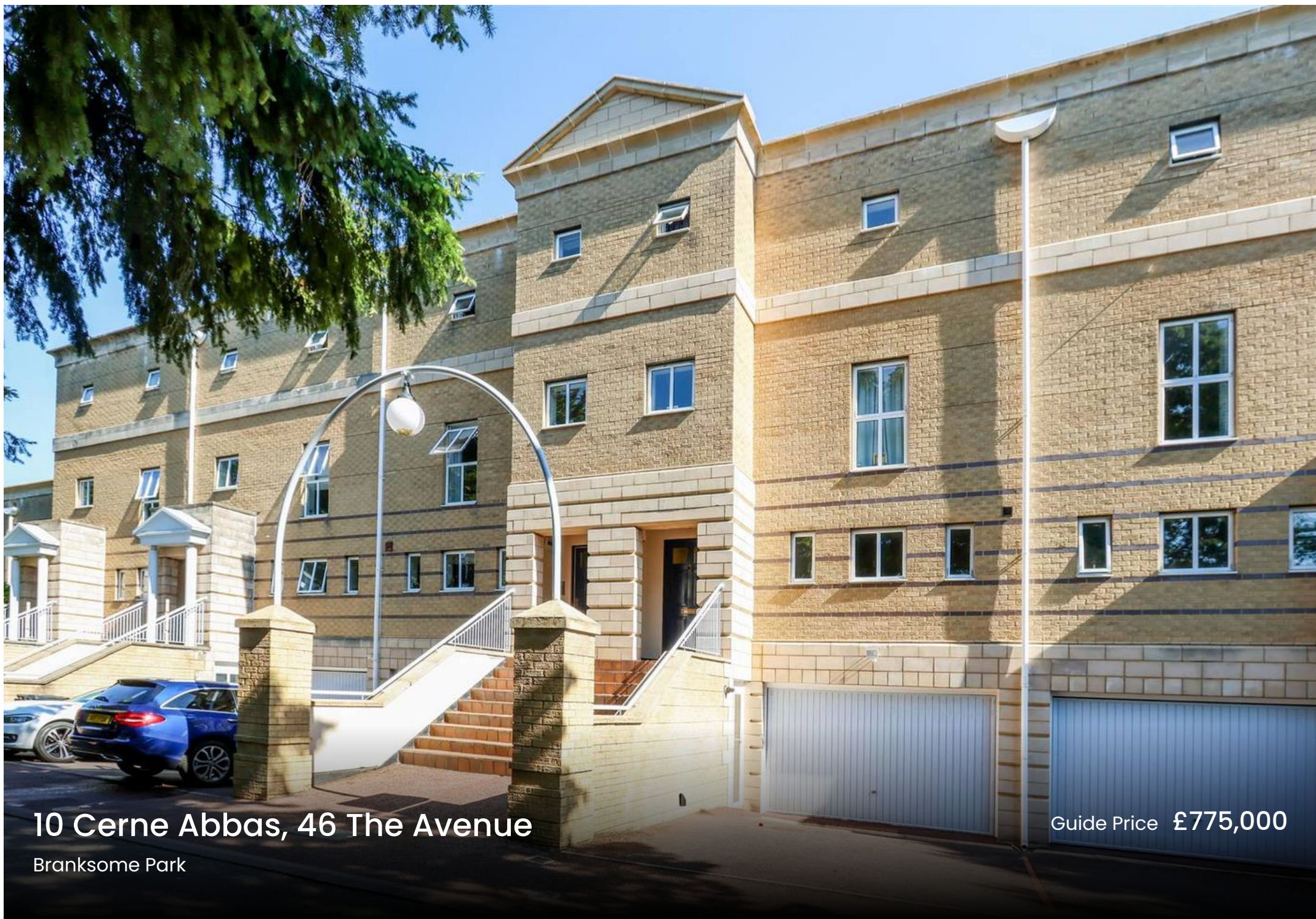




10 Cerne Abbas, 46 The Avenue

Branksome Park

Guide Price £775,000





10 Cerne Abbas, 46 The Avenue

Branksome Park

Approached via a series of gentle steps leading to a covered entrance porch, the property immediately creates a welcoming first impression.

The spacious reception hall features useful storage and a well-appointed cloakroom, while to the rear, the main reception room enjoys an abundance of natural light through large glazed doors opening onto a private terrace with attractive views across the beautifully maintained communal gardens.

The raised ground floor hosts a beautifully appointed kitchen/dining room, thoughtfully designed for both everyday living and entertaining, with a glazed gallery providing an attractive connection to the lounge below.

The lower ground floor offers a generous utility room and direct internal access to the integral double garage (currently set up as a gym).

The first floor provides three well-proportioned bedrooms, including one with fitted wardrobes, complemented by a spacious family bathroom.

Occupying the entire top floor, the impressive principal suite offers twin dressing rooms, a luxurious en-suite shower room and direct access, via patio doors, to a private sun terrace, also accessible from the landing, creating a wonderful retreat with elevated views.

Council Tax band: G

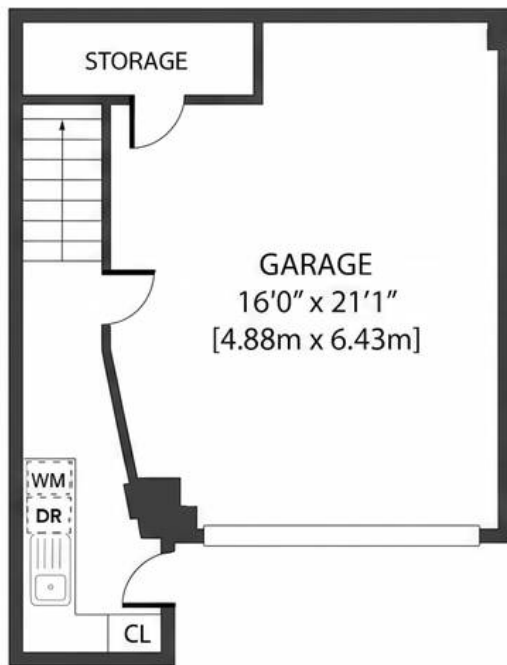
Tenure: Freehold

EPC Energy Efficiency Rating: C

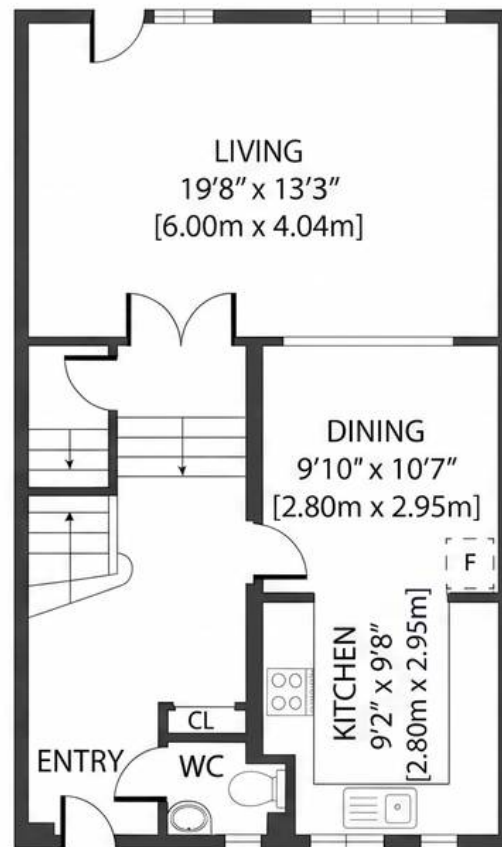
EPC Environmental Impact Rating: C



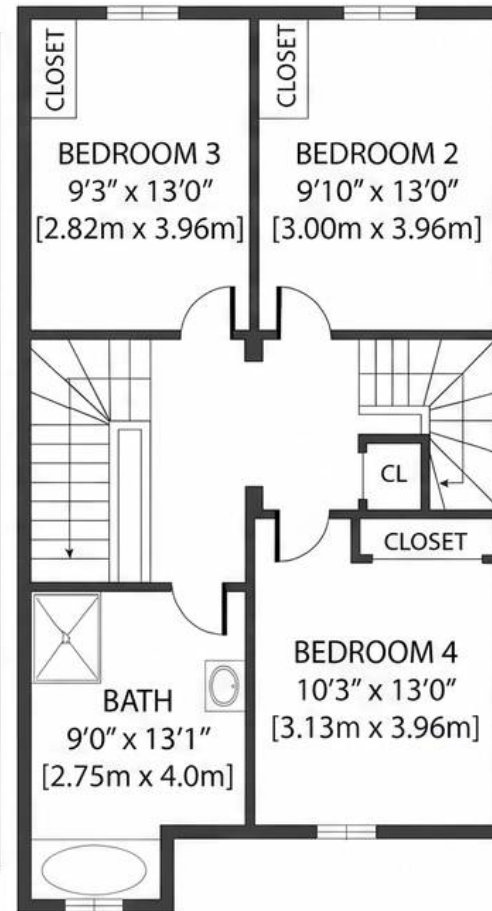




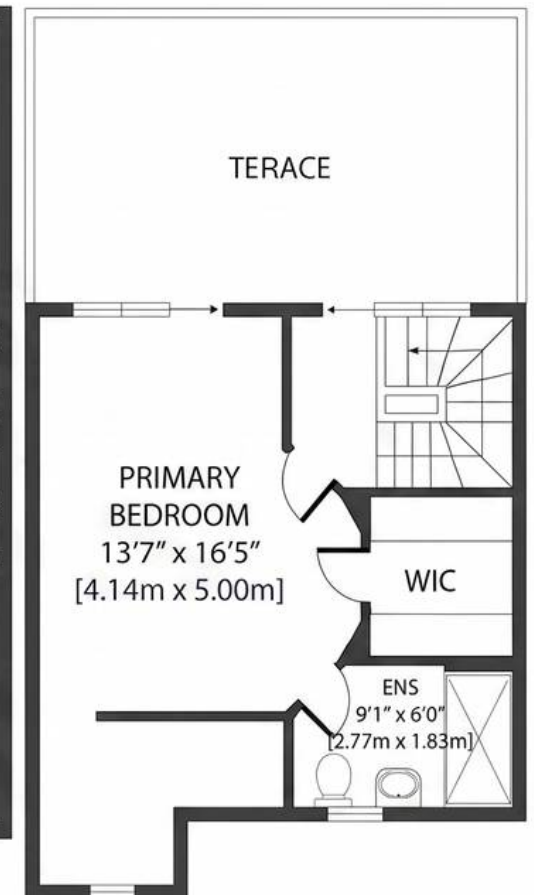
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

10 Ceme Abbas, The Avenue, Poole BH13 6HF

TOTAL APPROX. FLOOR AREA 2,155 SQ.FT. [200.2 SQ.M.]

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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