



Crescent Road, Poole
Dorset, BH14 9AS

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Freehold Price £550,000

Set off the road, in an elevated position, is this completely refurbished detached Victorian home. Blending Victorian character with a contemporary finish, the owners have taken care and attention to restore this home to exacting standards. Taking it back to its original shell, they have practically rebuilt it and added a ground floor extension to it, and now offers spacious accommodation to include a stunning living/dining room which is open plan to the kitchen, further reception room, 3 bedrooms, a luxuriously equipped four piece bathroom suite and a welcoming entrance hall with cloakroom. The property is nestled into an elevated sylvian plot with drive to the front and enclosed westerly facing garden to the rear.

- Outstanding and completely renovated 3 bedroom, detached Victorian family home blending character features and style with a contemporary twist
- Wonderful extended open plan living/dining area leading into the kitchen. This room is the heart of the home, with an overhead sky light and bifold doors to the garden; the inside seamlessly opening to the outside.
- Excellent range of kitchen units in soft neutral colours with wood block worktops over and a full range of integrated 'Neff' appliances to include, induction hob, extractor over, double oven, dishwasher, fridge/freezer
- Separate utility room with space and plumbing for washing machine and tumble drier.
- Separate lounge with curved bay window to the front
- Refurbished to exacting standards throughout
- Luxurious family bathroom designed in keeping with the traditional period of the house with feature free standing roll top bath on silver claw feet and central mixer taps, wash hand basin, w.c and large shower with both an overhead rain shower and mixer head. The attractive white metro tiles with black beading, blends with the traditional checkerboard floor tiles
- Welcoming entrance hall with pale grey floors extending to the main reception area. Ground floor cloakroom
- The property further benefits from rewiring, new gas central heating system with new boiler,
- Good sized rear garden with patio, and area of lawn
- Immediate vacant possession
- Excellent school catchment area



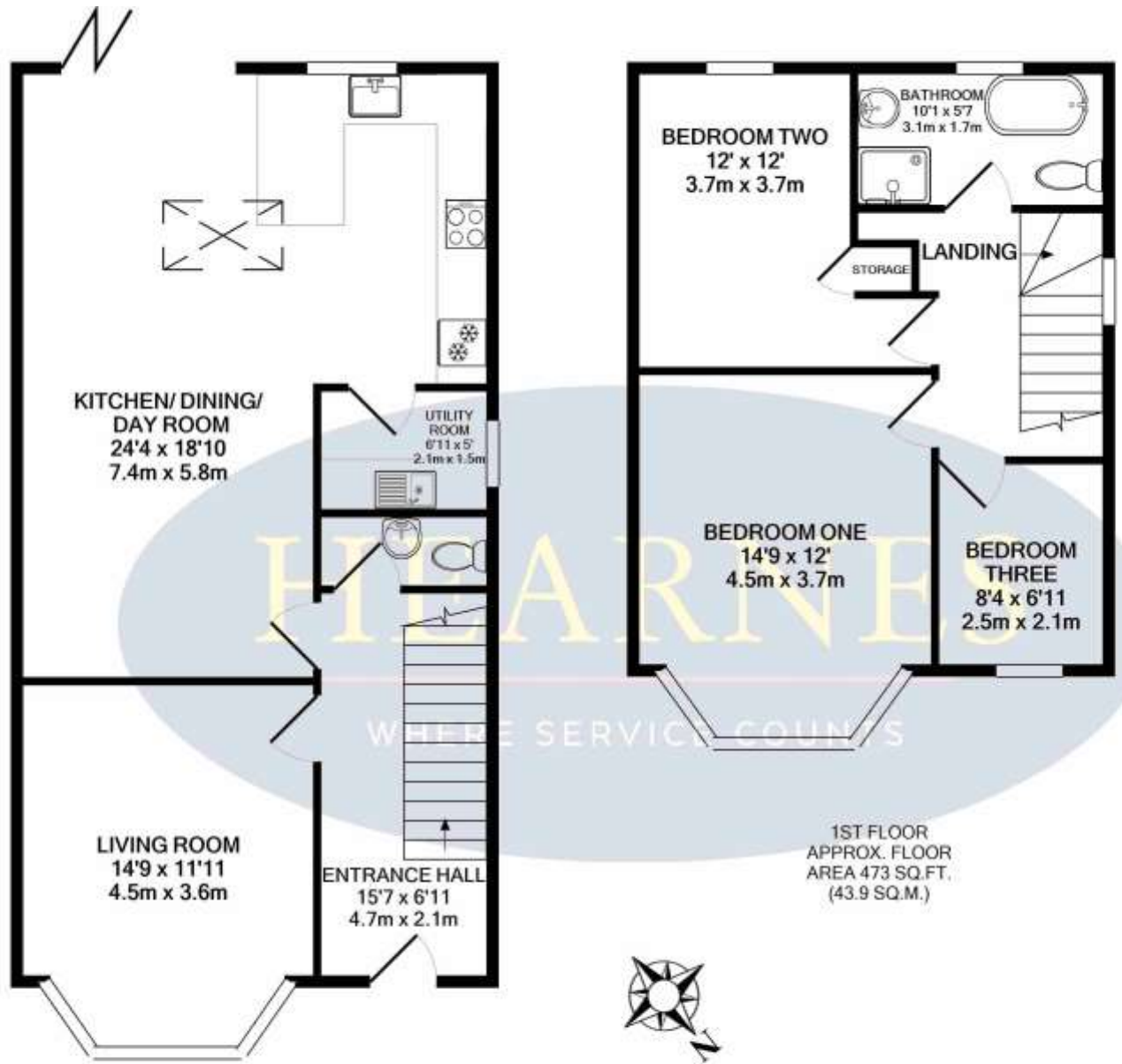
The property is set on a quiet road being under ½ a mile away from Alexandra Park, less than a mile to shops at Ashley Road and Penn Hill, with Branksome Chine beaches being within 2 miles. Conveniently located near Branksome Retail Park with a wide range of outlets including John Lewis, and is also walking distance of Alexandra Park, and Branksome Train Station.

COUNCIL TAX BAND: C

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1178 SQ.FT. (109.4 SQ.M.)

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 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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www.hearnnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE