



**Fernside Road, Poole
Dorset, BH15 2JQ**

MARYS ROAD

Fernside Road, Poole, Dorset BH15 2JQ

Freehold Price OIEO £450,000

An absolutely superb 5 bedroom detached house constructed just 3 years ago by Harlequin Homes and conveniently located in a popular area less than a mile from Ashley Cross, half a mile from Poole Town Centre and Poole Park. The property includes 3 shower/bathrooms (2 en suite) a superb kitchen/dining/day room with full width bi-fold doors opening into a south westerly garden. There is a driveway at the rear providing space for 2 cars where there are currently 2 timber sheds which are included. Added benefits include an excellent range of appliances in the kitchen including two integrated fridge/freezers a Smeg double oven, an induction hob with pop up extractor set into a substantial island unit with a generous stone worktop. Must be seen.

- Immaculate 3 year old, 5 bedroom detached family home
- Beautifully designed in a modern character style
- Superb kitchen/dining/day room with large central island, stone work surfaces, excellent range of appliances and full width bi-fold doors opening into the garden
- Utility room and additional cloakroom
- Superb top floor master suite with walk-in wardrobe and luxurious en suite shower room
- Guest bedroom with en suite shower room
- Stylish family bathroom
- Fitted wardrobes in beds 3 & 4
- Bedroom5/study with fitted study furniture
- Cosy lounge with full height bay window and fitted plantation blinds
- Underfloor gas central heating on the ground floor with radiators on first and second floors
- Remainder of 10 year construction guarantee
- Fully double glazed



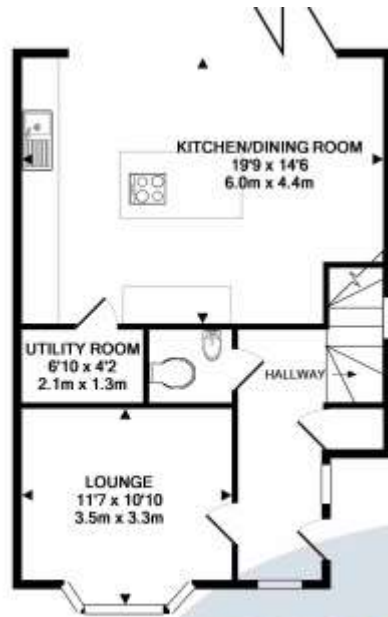
The property is conveniently located in this popular residential area with local schools and amenities nearby. Poole Park is just half a mile walk along the road and offers wonderful leisure facilities for all the family as well as a lovely restaurant overlooking the boating lake. The mainline railway station at Poole is within a mile and there are regular bus services nearby.

COUNCIL TAX BAND: TBA

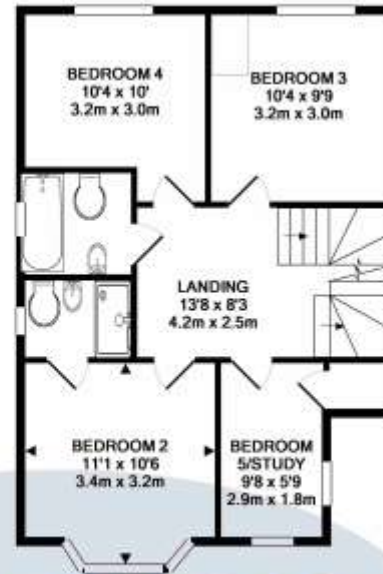
EPC RATE: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 542 SQ. FT.
(50.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 541 SQ. FT.
(50.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1480 SQ. FT. (135.7 SQ. M.)

HEARNES

WHERE WE SERVE



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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2ND FLOOR
APPROX. FLOOR
AREA 378 SQ. FT.
(35.1 SQ. M.)





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