

Alder Road, Poole, BH12 4AB



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ESTATE AGENTS

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What it's got.

Welcome to this deceptively spacious 4-bedroom detached home in a popular location. Offering generous proportions throughout, this property is a true Tardis, this deceptive home is much larger than it appears from the outside and is a must view to fully appreciate the space and lifestyle it has to offer.

Step inside and you'll instantly appreciate the generous layout and high-quality finishes throughout. The heart of the home is the open-plan kitchen/diner, featuring sleek finishes and bi-fold doors that seamlessly open onto the garden, if you love to entertain & socialise you will love this room. Wherever you are in this room, there is a pleasant vista that brings the outside in.

The kitchen is equipped with everything you need and plenty of storage, with the additional benefit of side access. Off the kitchen you have a separate utility room, home office space and downstairs WC. The lounge is located at the front of house, a cosy snug that is a retreat from the rest of the home.

Upstairs, you'll find four generously sized bedrooms, each offering ample space and natural light. The split-level master suite is deceptively spacious, featuring a sleek modern ensuite and a well-appointed walk-in wardrobe for added luxury. A stylish family bathroom completes the upper level.

The garden is a good size boasting some mature plant and shrub borders with a seating area where you can enjoy sunny days and alfresco dining. The driveway has ample space for 5 cars, making it easy for the whole family to come and go as they please.





What the owner says.

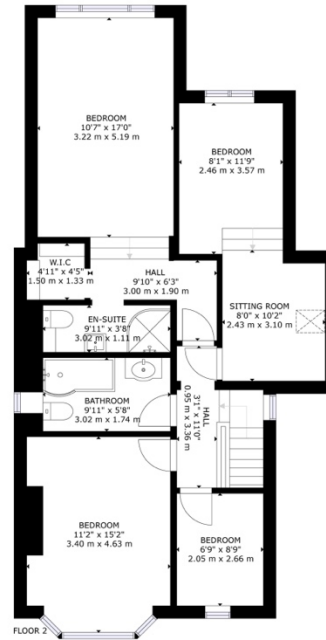
“Nearly 20 years ago, we extensively extended and renovated our home to make it a special place for our family to live. It was important to us that we all had space of our own to enjoy and a home that could accommodate family and friends when they visited our beautiful coastal location. A big part of making that work for us was open plan living at the back of the house. People are so surprised at the size and quietness of our main living space where large bi-fold doors open out onto beautiful garden space. Over the years, we've had many comments about what a fantastic party/socialising house it is. On a practical level, the kitchen is a good size and for those that spend time in the kitchen you still get a lovely view and will feel part of family time. We also love that we have a separate smaller room with a TV for cosy winters, a large front drive for parking up to five vehicles and a separate utility and storage room.”



Where it is.

Sit in an extremely popular location just moments from Branksome Recreation Ground. Poole & Bournemouth Town Centres are just under 4 miles away each way with great bus routes. Branksome Train station is approximately a 15 minute walk away with a direct line to London Waterloo, making it a great spot for commuters. There is a lovely walk-through Coy Pond and Upper Gardens to Bournemouth and its award winning beaches. Local schools, including the highly sought-after Bishop Aldhelms & Heatherlands Schools, are within walking distance.





GROSS INTERNAL AREA
 FLOOR 1: 933 sq.ft, 87 m², FLOOR 2: 841 sq.ft, 78 m²
 TOTAL: 1774 sq.ft, 165 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Expansive 4-bedroom detached family home
- Large open-plan kitchen/diner with bi-folds onto the sunny garden
- Extended and renovated throughout
- Turnkey home
- EPC - C
- Must see property to appreciate what this home has to offer
- Separate cosy living space
- Modern throughout
- Boasting 1774 Sq. Ft of accommodation
- Council tax band - D

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.