

Cooke Road, Poole, BH12



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What it's got.

Detached 'American' styled house, presenting itself as the perfect family home with stylish and tasteful decor throughout. The open plan kitchen/diner/family room is a highlight of this property, boasting a comprehensive bespoke kitchen with breakfast bar and built-in appliances with the remainder of the room lending itself well to living & dining furniture. Also on this level you will find a separate lounge and open dining area/grand reception, along with a wine cellar for connoisseurs and a cloakroom. Offering ample space for family living.

Moving upstairs on the landing you have an impressive feature window allowing the light to flow throughout the house. The master bedroom is a good size with its own modern en-suite shower room. There are three further double bedrooms and a main family bathroom.

Stepping outside, the property features a landscaped-low maintenance garden, perfect for enjoying summer evenings gatherings. The garden also includes a well-appointed bar area, ideal for entertaining guests or relaxing after a long day.

To accommodate vehicles, there is a garage and driveway, ensuring convenient parking for residents and visitors alike. Situated in a quiet and secluded cul-de-sac location, this property is a sanctuary away from the hustle and bustle of every-day life, offering tranquillity and privacy. With the added benefit of no forward chain, this residence is ready and waiting for a new family to move in and create lasting memories.





What the owner says.

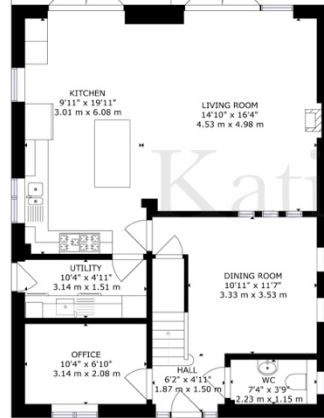
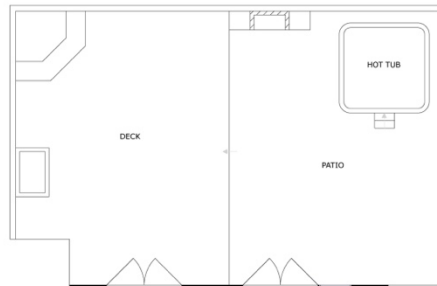
“We had previously been living in America for 7 years and loved the whole community feel and living in a culture de sac location, when we drove down this street it had that same feel and has lived up to the expectation. The street has been a very social street with drinks on the driveways celebrating annual events. The neighbours always look out for each other and help whenever they can. My house has always been a bit of a social gathering too with the bar in the back garden.”



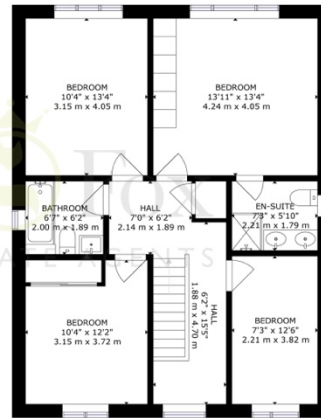
Where it is.

This development is tucked away in a leafy secluded cul-de-sac where there is a mixture of ‘American’ styled luxury homes built in the early 2000’s each one with it’s own individuality. You are close to local schools including Bishops St Aldhelms, Talbot Heath private school and St Aldhelms Academy and Branksome train station is a short cycle/walk away with direct routes to Waterloo, London. Both Poole & Bournemouth town centres are in easy reach as are the award winning beaches. A few other close by points of interest are Coy pond with a 2-3 mile direct walk straight down to the ten centre & beach.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 809 sq.ft, 75 m², FLOOR 2: 809 sq.ft, 75 m²
TOTAL: 1618 sq.ft, 150 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Technical bits.

- Approx 1618 Sq. Ft in accommodation
- Open plan kitchen/diner/family room
- Four double bedrooms & two bathrooms
- Perfect family home
- No forward chain
- Energy rating C
- Separate lounge & dining area plus wine cellar
- Landscaped low maintenance garden with bar
- Garage and driveway
- Quite secluded cul-de-sca location

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.