



EDWARDS
ESTATE AGENTS

LIBRARY ROAD
POOLE, BH12 2BG



GUIDE PRICE £425,000

- BEAUTIFUL VICTORIAN HOME
- STUNNING INTERIOR
- 3 LARGE BEDROOMS
- SPACIOUS MODERN KITCHEN TO REAR WITH ACCESS TO GARDEN
- OPEN PLAN LOUNGE DINING WITH BAY WINDOW
- PLANTATION SHUTTERS
- LARGE REAR GARDEN WESTERLY ASPECT
- GARDEN ROOM WITH POWER
- OFF ROAD PARKING
- POPULAR LOCATION CLSOE TO LOCAL SCHOOLS & SHOPS

This exquisite Victorian detached house offers a perfect blend of classic elegance and modern living. With three generously sized bedrooms, this beautifully presented home is ideal for families seeking comfort and style.



As you enter, you are greeted by a spacious open-plan lounge and dining area, featuring a delightful bay window that floods the space with natural light. The modern kitchen, located at the rear of the property, is both functional and inviting, providing easy access to the expansive west-facing garden. This outdoor space is a true highlight, boasting a large garden room equipped with power, perfect for a home office or a tranquil retreat.

The property is further enhanced by plantation shutters throughout, adding a touch of sophistication while allowing for privacy and light control. Off-road parking is also available, ensuring convenience for you and your guests.

Situated in a popular location, this home is conveniently close to local schools and shops, making it an excellent choice for families and professionals alike. With its stunning interior and spacious layout, this Victorian gem is not to be missed. Come and experience the charm and comfort that this delightful property has to offer.

Additional Information

Energy Performance Rating: TBC

Council Tax Band: C

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

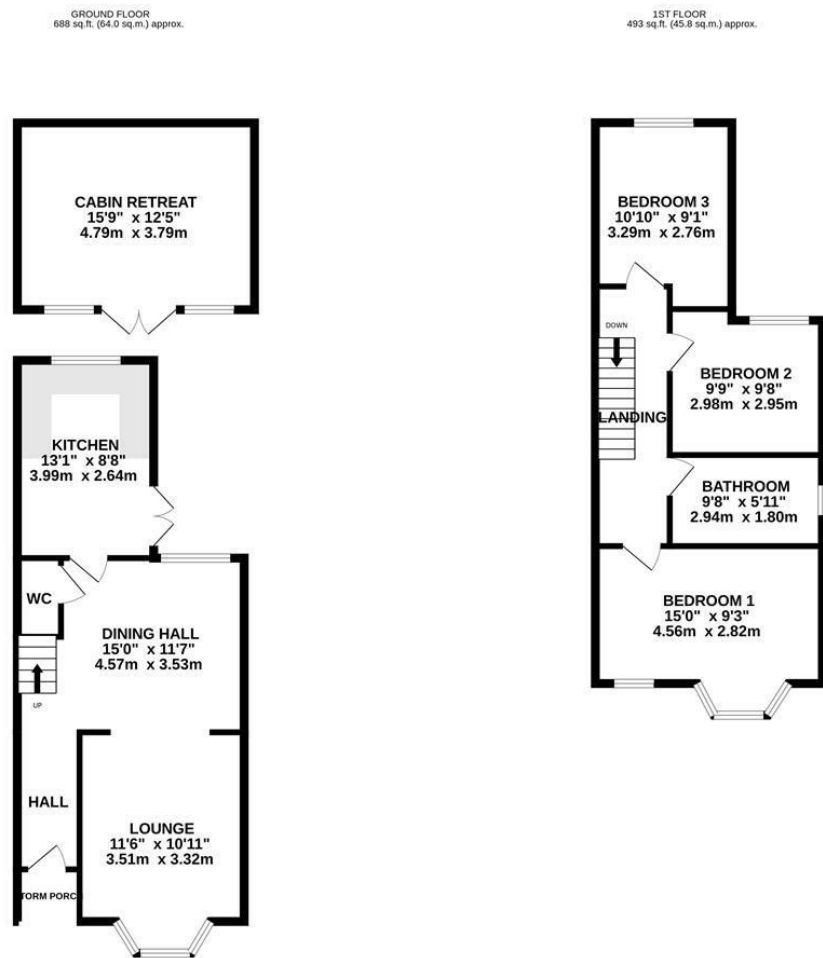
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Ferndown Office

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