

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

11 Cavan Crescent

Poole, BH17 7EY

Guide Price **£300,000**



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Poole

VENDOR SUITED & CHAIN COMPLETE - A stunning family home occupying a convenient position close to the ever-popular Broadstone. This fine home has been thoughtfully updated by the current owners to offer beautifully presented and versatile accommodation throughout, making it an ideal purchase for families, professionals and downsizers alike.

The ground floor comprises a good-sized lounge, a stylish kitchen/dining room ideal for both everyday living and entertaining, a convenient utility room and a downstairs cloakroom. To the first floor there are two good-sized bedrooms, with the main bedroom benefiting from three built-in wardrobes, along with a modern family bathroom that completes the upstairs accommodation. The property is finished throughout with double glazing and central heating for year-round comfort and efficiency.

Outside, the well-maintained rear garden is laid to artificial lawn, offering a low-maintenance and attractive space to relax and enjoy. To the rear, there is also a good-sized office/games room, perfect for those working from home or in need of additional flexible space, while the front of the property is laid to gravel.

Broadstone is a highly sought-after village on the northern edge of Poole, renowned for its friendly community feel, leafy surroundings and excellent local amenities. The village centre offers an appealing selection of shops, cafés, restaurants and everyday conveniences, along with the well-regarded Broadstone Recreation Ground and the picturesque Broadstone Golf Club. Families are particularly drawn to the area for its choice of highly-regarded schools catering for all ages. Broadstone enjoys excellent transport links, with regular bus routes and easy access to Poole, Bournemouth and the wider Dorset road network. Poole mainline railway station also provides direct services to London Waterloo. With the beautiful Dorset coastline, Poole Harbour and miles of open countryside all within easy reach, Broadstone offers an enviable blend of village charm and modern convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C









GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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