

PS

2 Earlham Drive, Poole - BH14 0HH

In Excess of £475,000



2 Earlham Drive

Ashley Cross, Poole

A **stylish and spacious home**, located in a quiet cul-de-sac just a **short walk from Ashley Cross and Parkstone Station**, offering a beautiful blend of **modern living** and **period charm**. This **refurbished three-bedroom family home** is packed with character and finished to a high standard throughout, making it the perfect **move-in ready** property.

- 3 bedrooms
- Beautifully refurbished throughout
- Off road parking
- Cul-de-sac location
- Family bathroom
- Open plan kitchen living space
- No forward chain
- Original parquet flooring
- Downstairs utility and shower
- Freehold
- 933 sq.ft / 86.7 sq.m
- Council Tax Band D: £2254.94
- EPC Rating: D



Inside, you're welcomed by original parquet flooring, plantation shutters, and a bright open-plan living, dining, and kitchen area, ideal for both everyday life and entertaining. The kitchen is thoughtfully designed with wooden worktops, patterned tile splashback, and integrated appliances, giving it a warm and stylish feel.

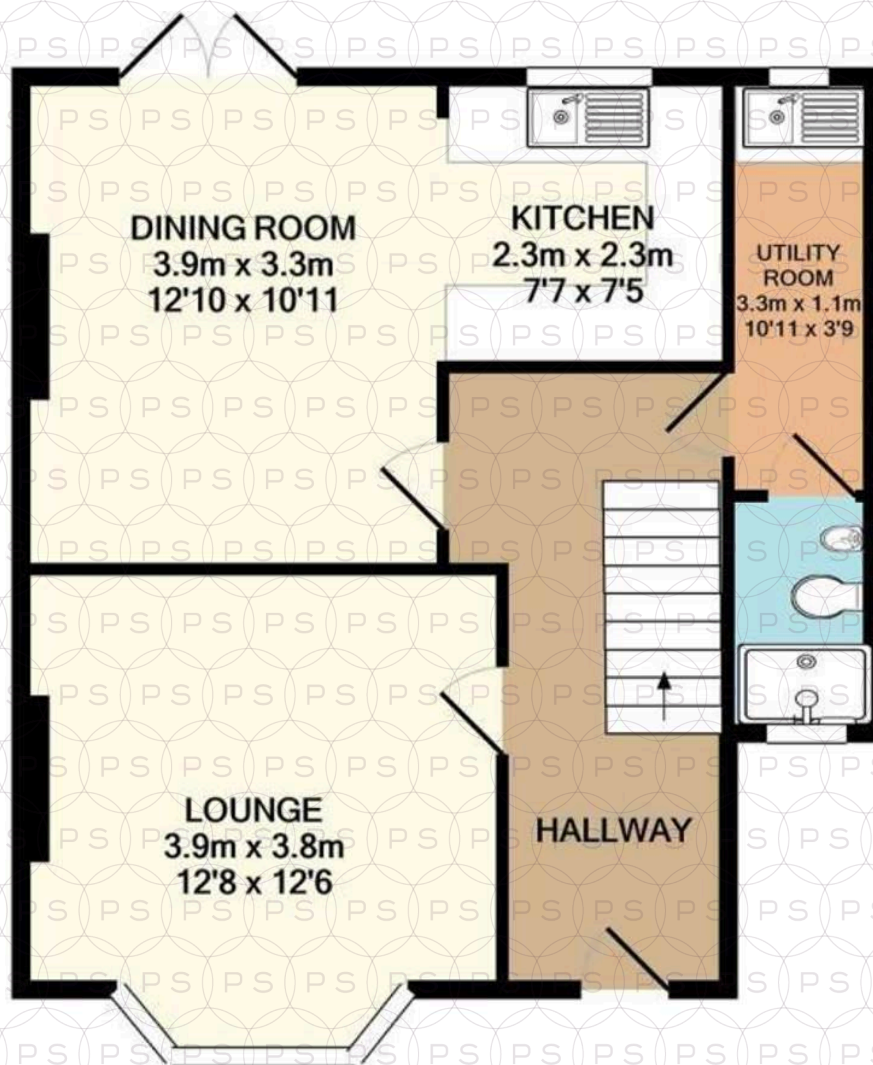
Practical additions include a downstairs shower room, a separate cloakroom, and a utility area. Upstairs, there are three generously sized bedrooms, each tastefully decorated.

The landscaped garden is a standout feature—designed for easy living and outdoor enjoyment. It boasts a low-maintenance artificial lawn, a large pergola-covered seating area, a BBQ zone, and a fully fitted outdoor kitchen—perfect for alfresco dining and entertaining. There's also off-road parking for two vehicles, and the vendor is suited, ensuring a smooth and timely move.

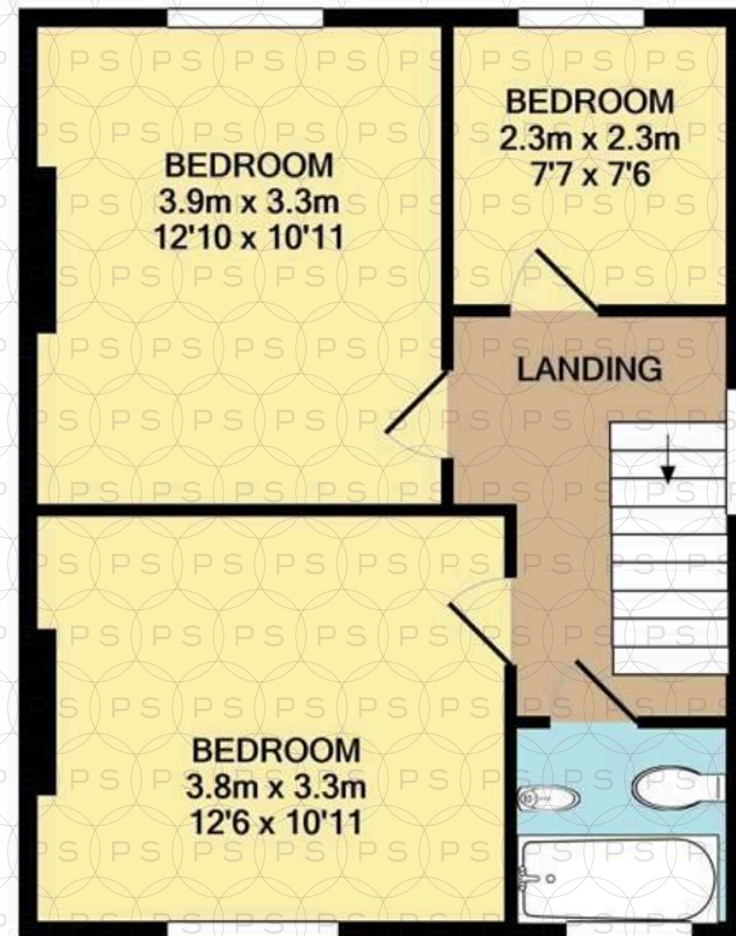
Location

Located in a quiet cul-de-sac, just 0.3 miles from Ashley Cross and Parkstone train station, this home enjoys the best of coastal and community living. Ashley Cross is known for its vibrant café culture, boutique shops, and a friendly village atmosphere, while also offering practical convenience. You'll find excellent local schools, green open spaces like Whitecliff Park and Poole Park, and the picturesque harbourside all within easy reach. For commuters, Parkstone station provides direct services to London Waterloo (approx. 110 miles), and for leisure, the award-winning beaches of Sandbanks and the lively Poole Quay are just a short drive away.





GROUND FLOOR
APPROX. FLOOR
AREA 46.8 SQ.M.
(504 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(429 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.7 SQ.M. (933 SQ.FT.)

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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