



6 Charlotte Close, Poole
Poole

Guide Price **£675,000**



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Poole

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Over 2,000 sq. ft. of Accommodation
- Vendor Suited
- Five Double Bedrooms
- Well-Regarded School Catchments
- Two En-Suite Shower Rooms
- Refitted Kitchen with Central Island
- Conservatory with direct access to the garden
- Open-Plan Living and Dining Space
- South-Facing Rear Garden
- Double garage with generous off-road parking



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Extending to over 2,000 sq. ft., this impressive detached residence has been thoughtfully arranged to offer spacious and versatile accommodation, perfectly suited to modern family living. With five bedrooms, three bath/shower rooms and a generous selection of reception space, the home strikes an ideal balance between practicality and comfort.

Stepping inside, the welcoming entrance hall sets the tone for the accommodation beyond. To the rear of the property, the spacious sitting and dining room provides an excellent setting for both everyday family life and entertaining, with ample room for larger gatherings. Sliding doors open into the conservatory, creating an additional reception space that enjoys views across the garden and offers direct access onto the patio, allowing the indoor and outdoor spaces to connect effortlessly.

The kitchen has been tastefully remodelled to create a contemporary and highly functional space. Fitted with a stylish range of units, it incorporates quality Bosch integrated appliances, a Neff double oven and a five-ring hob. A central island provides generous preparation space while also serving as a relaxed breakfast bar, making it a natural focal point for busy mornings, family meals and social occasions alike.



The first floor is arranged around a spacious landing, leading to five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second bedroom also enjoys the convenience of its own en-suite and built-in storage. Three further bedrooms are served by the family bathroom, offering excellent flexibility for growing families, visiting guests or those requiring a dedicated home office.

Outside, the property continues to impress with a generous frontage providing off-road parking for several vehicles, together with an integral double garage featuring an electric door. To the rear, the south-facing garden has been beautifully established with mature planting, creating a private and peaceful setting. A spacious patio offers the perfect spot for outdoor dining and entertaining, while the lawn provides plenty of room for children to play or simply to enjoy the sunny aspect throughout the day.



What the Current Owners Have Enjoyed Most:

"We moved here when our first child was born, having been keen to take advantage of the excellent local schools, particularly St Mark's. The location has been fantastic, with the village shops, cafés, takeaways, surgery and even a dentist all within easy reach. We've also loved being close to Bournemouth University, where residents can use the gym, classes and cafés, as well as having the West Hants Club and a local park just a short walk away.

The house itself has been wonderful to grow into. The south-facing garden and conservatory enjoy the sun throughout the day, and over the years we've modernised the property by creating a larger kitchen, adding en-suite bathrooms, installing an electric garage door and enhancing the garden with an additional patio area. The loft is also generously sized, with part of it already boarded, offering excellent potential for future conversion, subject to the necessary permissions.

Our children are now grown up and beginning their own journeys, so it feels like the right time for us to start a new chapter too. We'll miss this home enormously, but we're excited to take on the challenge of renovating an older property."

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Ground Floor



First Floor

Total floor area: 197.4 sq.m. (2,124 sq.ft.)

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