



30 Hermitage Road, Poole
Poole

£450,000



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Poole

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Versatile Accommodation
- VENDORS SUITED !
- Fantastic Locations for Amenities, Schools & Transport
- Stunning Family-Home in BH14
- Modern & Sleek Kitchen
- VIDEO TOUR
- Log Burner creating a cosy focal point
- Ideal for Families
- Extension with skylight
- Three Double Bedrooms



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Enfields are delighted to present this beautifully extended three-bedroom family home, ideally situated within easy reach of excellent local amenities, reputable schools, and convenient transport links. Perfectly blending character charm with modern sophistication, this property offers a thoughtfully designed layout ideal for both family living and professional lifestyles.

Step inside and be welcomed by a bright and inviting hallway, leading to a spacious lounge that exudes warmth and comfort, complete with a log burner, perfect for cosy evenings in. The open-plan rear extension is the showpiece of this home, offering an exceptional living and dining space flooded with natural light from the skylights and large bi-fold doors.

The open-plan dining/living space seamlessly opens onto the beautifully landscaped north-facing rear garden, providing a perfect balance of greenery and low-maintenance design, with grass laid to lawn and a paved terrace. The garden highlights an opportunity for family gatherings, summertime BBQs, and a hub for relaxation.

At the heart of the home lies the sleek, modern kitchen, finished to an exceptional standard with



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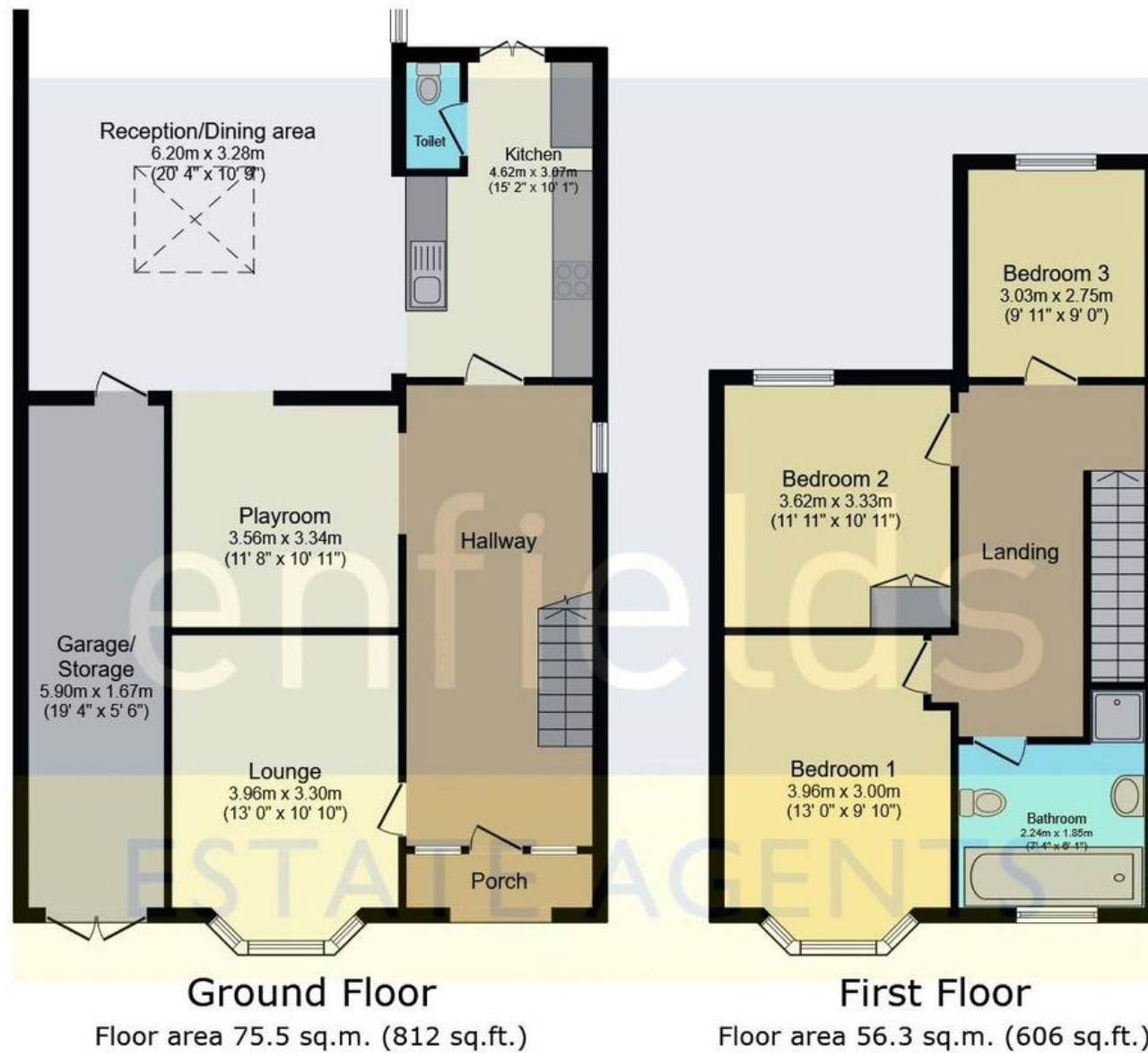
Upstairs, you'll find three generous double bedrooms, each tastefully presented to provide comfort and style. The luxurious family bathroom offers a tranquil retreat with high-quality fixtures and finishes, including a bath, basin, toilet, heated towel rail, and a separate shower.

Location is key when buying a property, and this home doesn't miss. Situated just a short walk from the vibrant village of Ashley Cross, filled with mouth-watering restaurants, stylish boutiques, cosy cafes, pubs, and independent shops, circling Ashley Cross Green, making it one of Poole's most picturesque places to visit

A ten-minute drive welcomes you to Poole's famous and Award-Winning Canford Cliffs beach. With its Blue Flag status, sandy cliffs, restaurants, bars, and volleyball nets, Canford Cliffs is a popular choice for tourists and locals alike.

This beautifully presented home truly offers the best of modern living in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer. Call Enfields Poole now to secure your viewing slot on **01202 933 555**.





Total floor area: 131.7 sq.m. (1,418 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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