

Maureen Close, Poole, BH12



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ESTATE AGENTS

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# What it's got.

This modern and well-presented home, built approximately 12 years ago, offers a perfect blend of contemporary living and energy efficiency. Thoughtfully designed across two floors, the property provides spacious and versatile accommodation ideal for families and professionals alike.

The ground floor features a welcoming entrance hall leading to a bright and comfortable family room, alongside a generous living/dining area that forms the heart of the home. Perfect for both everyday living and entertaining. The adjoining kitchen is well laid out with ample workspace and storage, complemented by a separate utility room for added convenience. A ground floor WC and internal access to the garage complete this level.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from its own ensuite, while the remaining bedrooms are served by a modern family bathroom. A central landing provides a sense of space and privacy between rooms.

Externally, the home continues to impress with an integrated garage and off-street parking for multiple cars. A standout feature of this property is its commitment to energy efficiency, boasting solar panels, a home battery storage system, and an electric vehicle charging point helping to significantly reduce energy costs and future-proof the home.

The property has large amounts of storage space with a large garage and eaves storage on both sides.

With its modern construction, smart layout, and eco-friendly upgrades, this is a fantastic opportunity to acquire a low-maintenance home ready to move straight into.





## What the owner says.

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'Location mainly. Close to schools, parks, town, bus and train links. Easy for everything you could need. Quiet street for young children with no through traffic. We have absolutely loved living here and get on well with the neighbours'



## Where it is.

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The property is in a great location situated between both Bournemouth and Poole town centres. Ashley road is also a short distance away with an array of cafes, shops and restaurants. The property is also close to the award winning beaches of Sandbanks. Branksome train station is also within 10 minutes of the property with links directly to Waterloo, London.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 844 sq.ft, 78 m<sup>2</sup>, FLOOR 2: 513 sq.ft, 48 m<sup>2</sup>  
 TOTAL: 1357 sq.ft, 126 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Technical bits.

- Approx 1357 Sq. Ft in accommodation
- 3 Bedrooms 2 Bathroom
- Approx 12 years old
- Driveway for multiple cars
- Utility room
- EPC - B
- Recently installed solar panels with battery + Electric car charging
- Large Garage
- Great cul-de-sac location
- Council tax band - D

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.