



THWAITE ROAD, POOLE, DORSET, BH12

**£825,000 FREEHOLD**

An immaculately presented four bedroom house situated in the heart of Coy Pond and enjoying elevated tree top views. The property has been comprehensively refurbished and extended by the current owners and presents brilliantly with modern well-appointed accommodation throughout.

Detached family home | Four bright double bedrooms | Large dual aspect lounge | Kitchen diner with utility room | Three contemporary bathrooms | Sunny landscaped, tiered rear garden with tree top views | Garage and off road parking | Immaculate condition

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





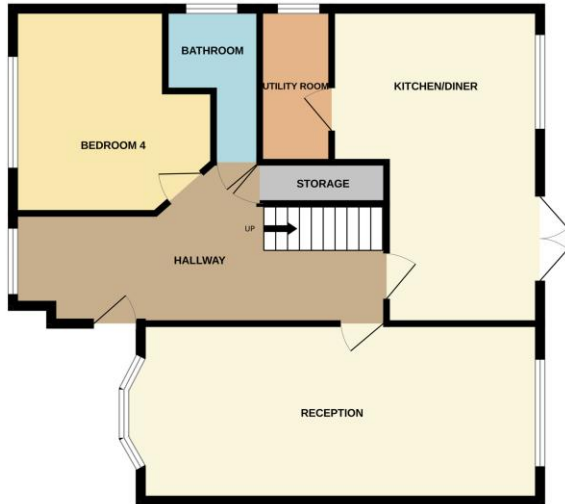
## DESCRIPTION

An immaculate detached family home in the heart of Coy Pond. Boasting four bright double bedrooms, with Juliette balconies from bedrooms one & two offering picturesque garden views. The large dual aspect lounge and spacious kitchen diner with utility room provide ample space for family living. There are three contemporary bathrooms; ensuite to the master bedroom and family bathrooms on both the first and second floor.

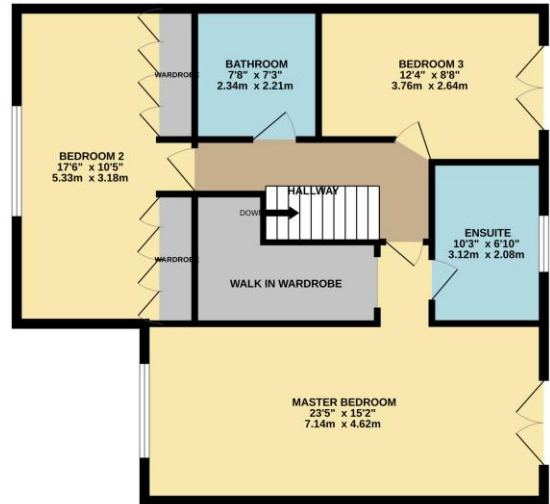
Outside, the sunny landscaped, tiered rear garden offers elevated tree top views across the area, perfect for relaxing or entertaining. With a garage and driveway for several cars, parking will never be an issue in this excellent property.

Located within easy reach of the popular shops, bars, and restaurants of Westbourne, and with good transport links and easy access to Bournemouth town centre either by road or through the scenic Bournemouth gardens, this property offers a truly convenient and stylish living experience.

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.4 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Detached family home
- Four bright double bedrooms
- Large dual aspect lounge
- Kitchen diner with utility room
- Three contemporary bathrooms
- Sunny landscaped, tiered rear garden with tree top views
- Garage and off road parking
- Immaculate condition