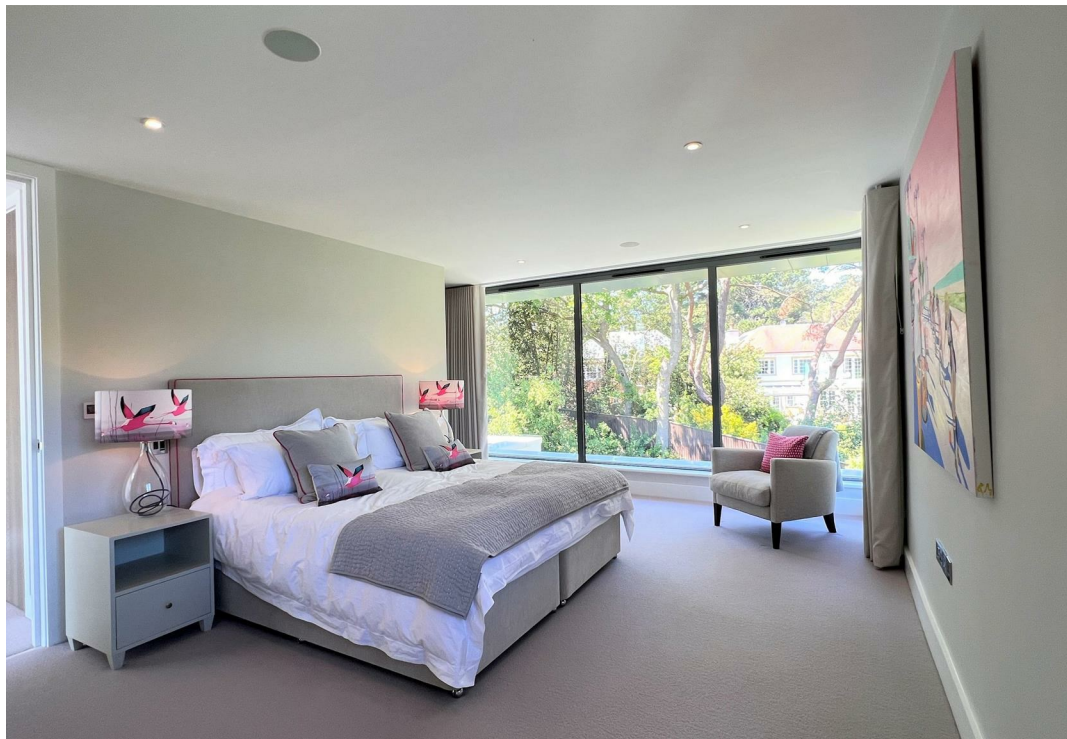




4 Mount Grace Drive, Evening Hill, Poole BH14 8NB
POA Freehold





****SOLD OFF MARKET****

A stunning contemporary family home, in an exceptional location close to Poole Harbour and enjoying views of Parkstone Golf course to the rear.

- SOLD OFF MARKET
- SUNNY REAR GARDEN
- VIEWS OF PARKSTONE GOLF COURSE
- OVER THREE FLOORS
- IMPRESSIVE SPECIFICATION
- CLOSE TO HARBOUR

Location

Property Comprises

This contemporary family home built in recent years is positioned in a quiet cul-de-sac location and just a short walk from Poole's inner harbour. The attractive design features a beautifully finished open plan living spaces, with large expanses of floor to ceiling glass, double height ceiling to the entrance hall and triple height ceiling to the stairwells, giving this home a bright and spacious feel throughout.

Arranged over three floors and extending to nearly 4,000 square feet the property benefits from 5 double bedrooms, 3 reception areas all providing access to the rear garden, 3 bathrooms, garage and ample off road parking.



Aurora is a superb contemporary home extending to nearly 4,000 square feet in one of the area's most popular roads. The beach at Branksome Chine is less than 200 metres away making this a great choice as a lifestyle or a second home.

Evening Hill

The property is located in Mount Grace Drive, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants and the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers probably the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills Beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International airport respectively.

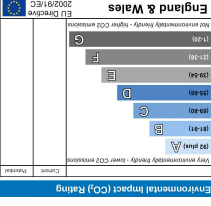
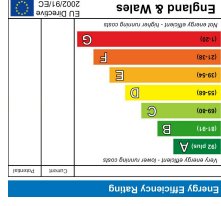
Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.



House 1 - Room Schedule

Room	Area	Length	Breadth	Perimeter	Area
Living / Dining Room	22'4" x 24'4"	22'4"	24'4"	8'80" x 8'84"	76'4"
Kitchen	10'0" x 10'0"	10'0"	10'0"	4'00" x 4'00"	40'0"
Breakfast Room	10'0" x 10'0"	10'0"	10'0"	4'00" x 4'00"	40'0"
Master Bedroom	14'12" x 11'9"	14'12"	11'9"	5'17" x 4'18"	48'12"
Bedroom 2	12'8" x 10'1"	12'8"	10'1"	3'76" x 3'51"	38'1"
Bedroom 3	10'8" x 10'8"	10'8"	10'8"	3'08" x 4'07"	38'8"
Bedroom 4	12'4" x 12'4"	12'4"	12'4"	3'76" x 3'81"	37'4"
Bathroom 5	11'7" x 12'0"	11'7"	12'0"	3'42" x 3'90"	37'0"
Garage	17'6" x 18'8"	17'6"	18'8"	5'33" x 5'78"	54'8"

House 1 - 4 Mount Grace Drive



All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the vendors accept any liability in respect of their contents.

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.