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**‘SANDS’**  
12B Crichel Mount Road • Evening Hill • Poole • Dorset

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**'Sands' 12B Crichel Mount Road  
Evening Hill, Poole, Dorset BH14 8LT**

**Price Guide £1,595,000**

Lloyds Property Group are delighted to offer for sale this stylish, contemporary and secluded four bedroom, four bathroom family home built approximately 14 years ago to exacting standards and presented beautifully throughout.

**Accommodation**

- Striking & luxuriously modern home • Four double bedrooms (all en-suite)
- Spectacular kitchen/breakfast room • Three further reception rooms
- Detached double garage • Decked patio & BBQ area • Level plot with landscaped gardens
- Sought after cul-de-sac location • Close to the active shores of Poole Harbour



## Welcome to 'Sands' 12B Crichel Mount Road ..

The house is situated in a quiet corner of Crichel Mount Road, which is one of the area's premier roads and is close to the Evening Hill Viewpoint, known locally to have one of the best views of Poole Harbour and Brownsea Island. Approximately a mile away is the golden sandy beach at Sandbanks, together with an array of sailing clubs and water sports facilities.

Local shops and amenities are within easy reach at Canford Cliffs and Lilliput where a vast array of banks, chemists, hair salons, wine bars, delis, artisan bakeries and coffee shops can be found.

### Summary of Accommodation

Reception Hall • Drawing Room • Dining Room • Boot Room/Study

Guest WC • Family Room • Kitchen/Breakfast Room

Four double bedrooms with recently fitted bathroom suites and built in wardrobes

### Features & Specifications

The spacious accommodation includes:

A large welcoming reception hall with limestone flooring

Contemporary and bespoke maple and glass staircase

Fabulous kitchen/breakfast room with granite work tops and fully integrated appliances as well as twin waist height dishwashers

Lutron mood lighting

Contemporary inset feature remote controlled fire in drawing room

Underfloor heating to both floors

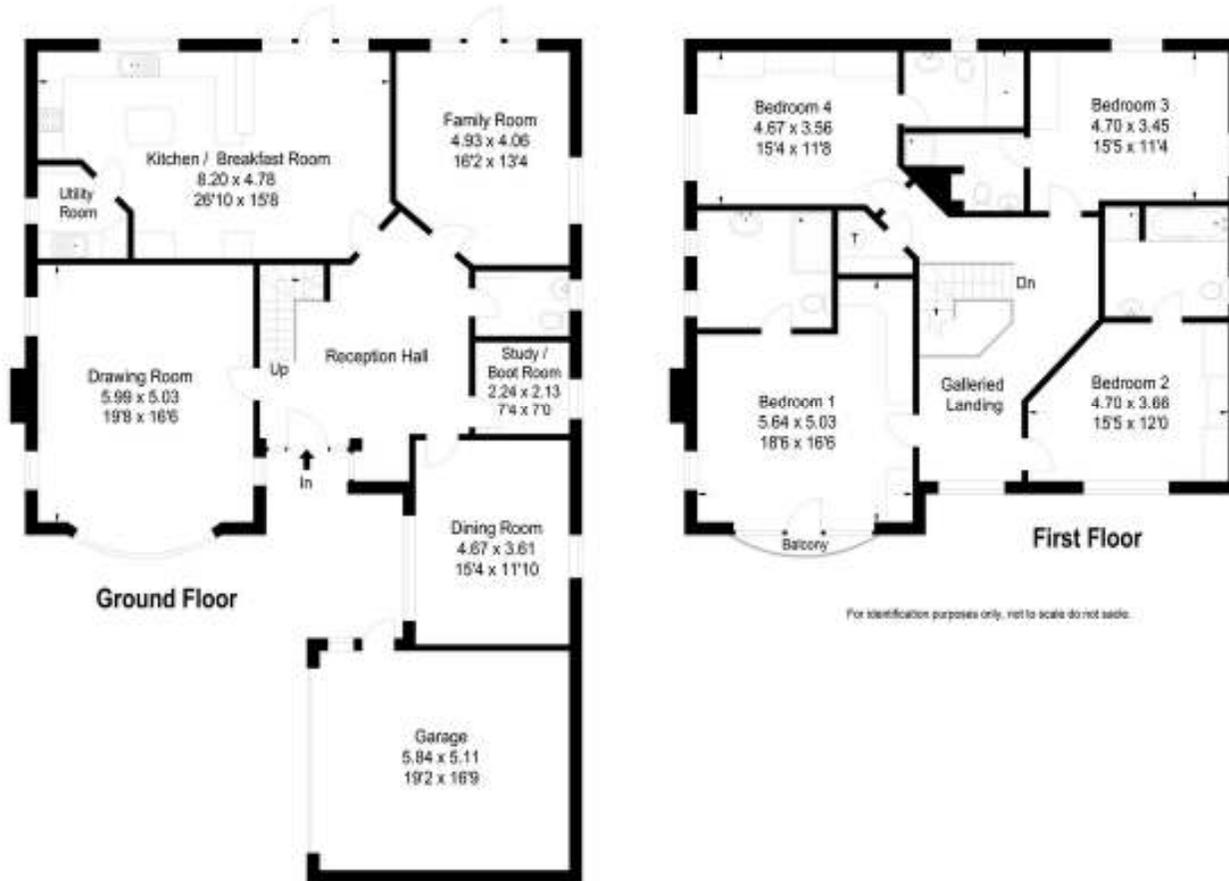
Double garage with electric roller door

Set behind electric wooden security gates with separate pedestrian access/gate



## Sands, 12b Crichel Mount Road, Evening Hill, Poole

Approximate Gross Internal Area including Garage :- 303 sq m / 3260 sq ft



Viewing: Strictly by prior appointment through sole selling agents Lloyds  
**VIEWING 7 DAYS A WEEK. Ref: 3072**



### Important Notice

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