



CRICHEL MOUNT ROAD,
EVENING HILL

ISTRAL











DETAILS

Situated in a peaceful cul-de-sac in the highly desirable area of Evening Hill, this exceptional modern home offers spacious, light-filled interiors and a beautiful landscaped garden - perfect for both entertaining and relaxed family living.

The home is introduced via electric gates and an attractive, brick-paved driveway with ample parking. Set back from the road and framed by mature trees and planting, the property immediately impresses with its striking architectural design and well-proportioned frontage.

Inside, the light-filled hallway features a dramatic glass brick wall, curved staircase and quality wood flooring. Off the hallway is a guest cloakroom and coat cupboard. The heart of the home is a spectacular open plan kitchen/living/dining space, flooded with natural light through large windows and glazed doors to the garden.

The contemporary kitchen is fitted with sleek units and premium integrated appliances including twin ovens, gas hob, fridge, freezer, dishwasher, coffee maker and a stylish breakfast bar with statement lighting - a perfect space for hosting. From here, the layout flows through to a formal dining area and down to a sunken lounge opening directly to the garden.

The main living room is particularly impressive with high ceilings, floor-to-ceiling windows and doors onto the terrace, plus a striking modern fireplace. A bespoke home office with fitted desk and storage completes the ground floor.

Upstairs, the principal suite offers a spacious retreat with walk-in wardrobe, luxurious en-suite with double sinks, bath and separate shower and a private balcony with space for a morning coffee. The three additional double bedrooms all feature fitted wardrobes and en-suite bathrooms. A practical laundry/utility room and a light-filled landing with skylight enhance functionality and flow.

The landscaped rear garden offers a generous decked terrace, a covered area suitable for a hot tub and space for garden furniture and a BBQ. A sloped path provides direct access to a peaceful bridleway leading into Lilliput.

AT A GLANCE

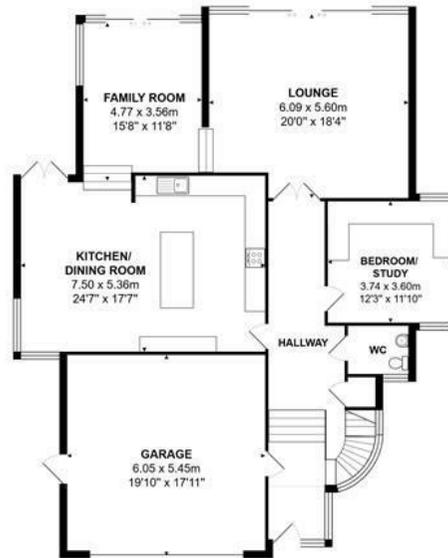
Guide Price:	£1,849,950
Tenure:	Freehold
Stamp Duty:	£135,744
Local Authority:	BCP Council
Council Tax:	BCP (Poole) Band H

KEY FEATURES

- Prime setting on quiet road in prestigious Evening Hill
- Gated entrance, brick-paved driveway, double garage and mature frontage
- Stunning open-plan kitchen/dining/lounge space with garden access
- Underfloor heating, quality flooring and finishes throughout
- Luxurious principal suite with walk-in wardrobe, spa-style en-suite & balcony
- Three further double bedrooms, all en-suite
- Bespoke home office and practical laundry/utility room
- Landscaped rear garden with decking, hot tub space and bridleway access



FIRST FLOOR



GROUND FLOOR

Total Area: 318.4 m² ... 3427 ft²

All measurements are approximate and for display purposes only

LLOYDS

Important notice Lloyds Property Sales Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.