



3 Coronation Avenue, Poole, BH16 5PQ

Asking Price £650,000

- Exceptional Family Home
- Versatile Accommodation
- Utility Room
- Garage & Driveway
- Separate Study/Playroom
- Five Bedrooms
- Three Bathrooms
- Wonderful Garden
- Well Presented Throughout
- Rare Opportunity!

3 Coronation Avenue, Poole BH16 5PQ

We are truly delighted to offer for sale this exceptional, imposing and versatile family home with an incredible garden, situated in Upton just a few miles west of Poole.



Council Tax Band: D



Coronation Avenue

This sizeable property offers flexible accommodation with three bedrooms on the first floor and two on the ground floor, making it well suited to larger families, multi generational living, or those needing space to work from home. There are three bathrooms in total, including an en-suite to the principal bedroom, a family bathroom upstairs and a further bathroom on the ground floor.

The main living space comprises a spacious kitchen/dining/family room, designed for everyday living and entertaining with doors leading directly out onto the patio. This is complemented by a separate lounge, study, and a practical utility room.

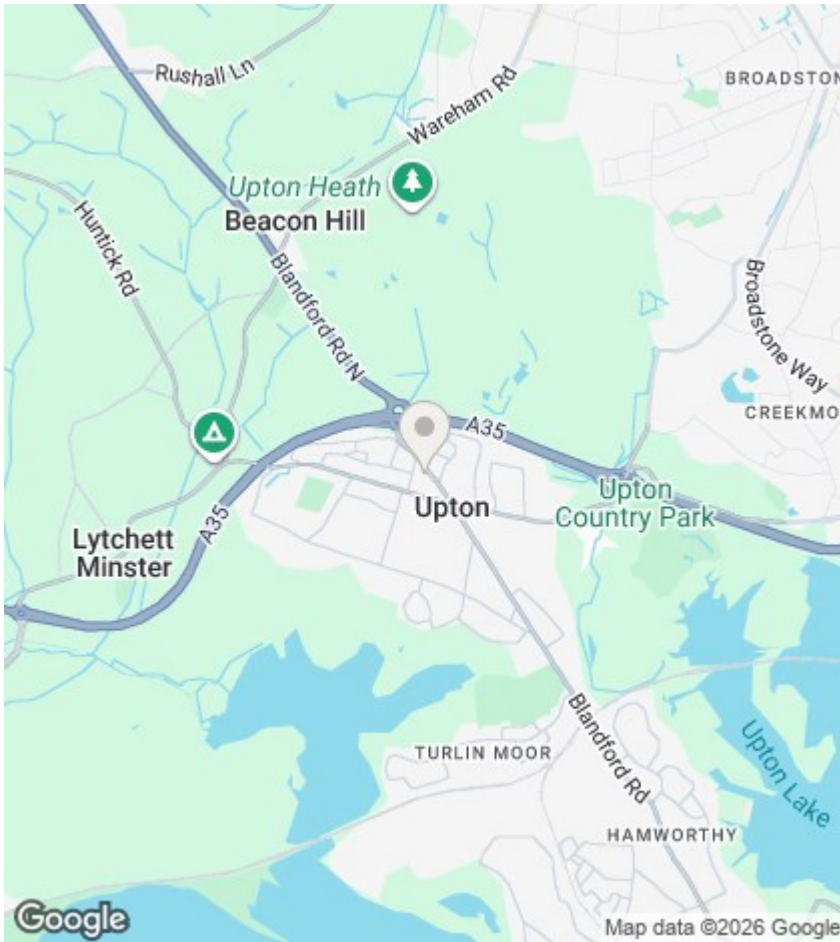
Step outside and the property truly comes into its own... The rear garden is generous in size, private, and enjoys a sunny southerly aspect. With a large raised patio is perfect for outdoor dining and summer gatherings, leading onto a substantial lawn framed by attractive, well stocked borders. For those with green fingers, there's a greenhouse and vegetable plot, along with a garden shed, creating a space that's as productive as it is peaceful.

With an integral garage and ample driveway parking, this home ticks all the boxes. Add to that its location close to well regarded schools, local amenities, and excellent transport links, and it's easy to see why homes like this are so sought after.

We genuinely believe this is a rare opportunity not to be missed and viewings come highly recommended at your earliest convenience. To arrange, or for more information, please contact our Upton office.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

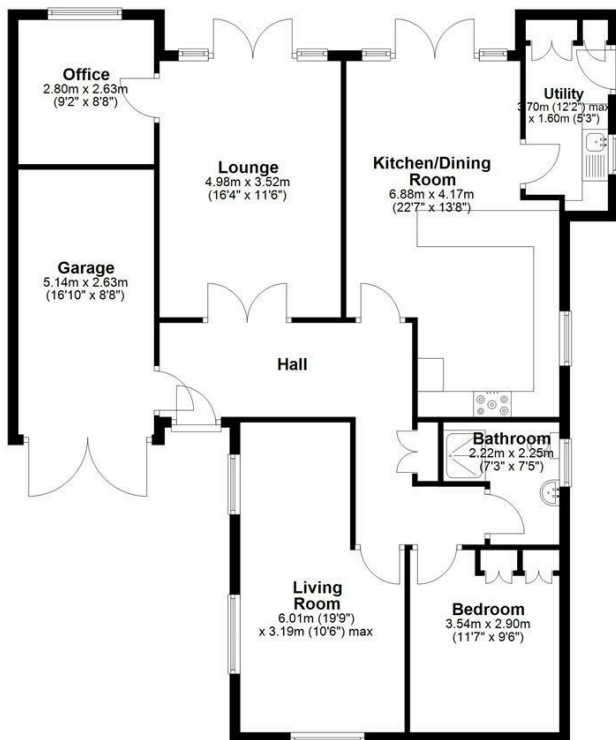
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

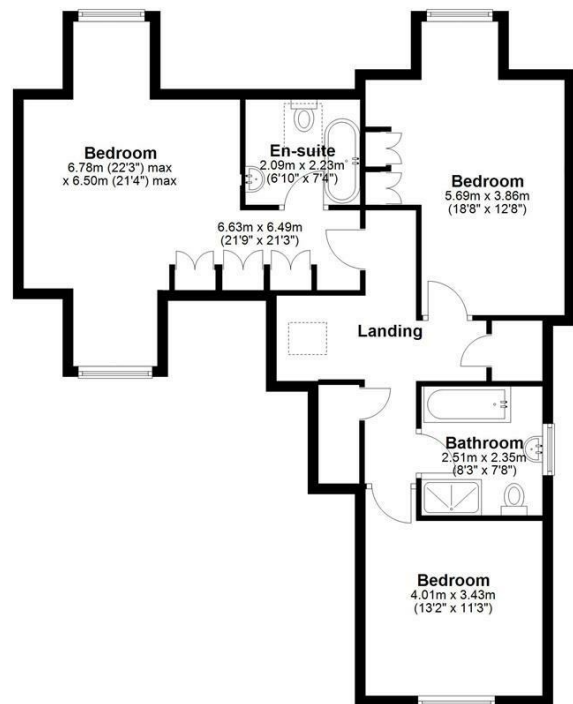
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 195.6 sq. metres (2105.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556096)