



**LLOYDS**  
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**17 AVALON**  
Evening Hill • Poole • Dorset

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**17 Avalon  
Evening Hill, Poole, Dorset BH14 8HT**

**Price Guide £1,125,000**

Lloyds Property Group are delighted to offer for sale this truly stunning four double bedroom home set within moments of the famous Poole Harbour.

**Accommodation**

- Extensively remodelled home • Very unique position
- Quiet cul-de-sac location • Views of Poole Harbour
- Large rear garden • Superb specification and finish



## Welcome to 17 Avalon ...

This property has been extensively remodelled by the current owner. There is a very high specification throughout which has been carefully chosen and the attention to detail is superb. This substantial family home has been designed to suit the modern lifestyle, spanning across in excess of 2,300 sq ft of luxury accommodation over two floors.

On entry to the property you are greeted with a bright and spacious hallway with a feature oak and glass staircase, which is a real feature. The kitchen/dining and living room is vast in size and split into different sections perfectly, there is also a snug area to relax in the evenings. The kitchen was bespoke designed by the owner and boasts a range of high quality built in appliances and ample fitted storage, there is a separate utility. This room is dual aspect and has a large sky light meaning the hub of the house is flooded with natural light.

Additionally on the ground floor is a double garage with a fully tiled floor, a good sized office, WC and further storage.

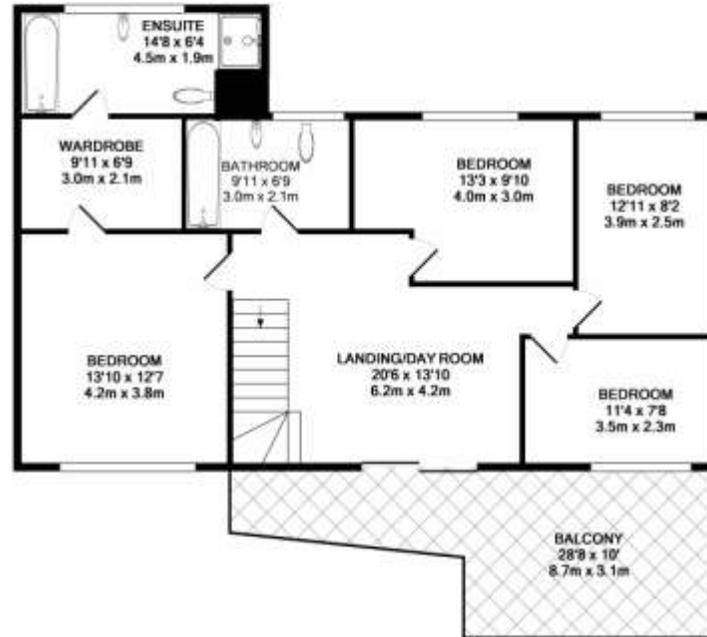
The first floor comprises of three double bedrooms plus a palatial master bedroom suite which benefits from harbour views, a walk in wardrobe and a striking en-suite with bath and shower. There is a galleried landing which doubles up as an additional reception/day room in which to relax and look out to the harbour with easy access to the extensive terrace space. The modern family bathroom serves three of the bedrooms.

Externally the property is very set back from the road on a very elevated plot, up a long driveway, giving the property excellent curb appeal. There is parking for several vehicles and a brilliant rear garden.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1448 SQ.FT.  
(134.5 SQ.M.)

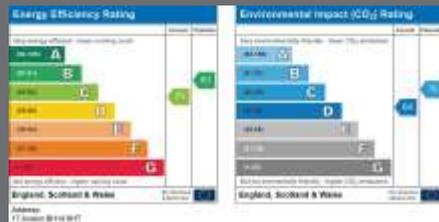


1ST FLOOR  
APPROX. FLOOR  
AREA 934 SQ.FT.  
(86.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2382 SQ.FT. (221.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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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**VIEWING 7 DAYS A WEEK. Ref: 3095**



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