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14 DALKEITH ROAD
Branksome Park • Poole • Dorset

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**14 Dalkeith Road
Branksome Park, Poole, Dorset BH13 6JG**

Price Guide £1,395,000

Lloyds are pleased to offer this five bedroom detached Italianate residence. The house offers superb family accommodation on the ground floor and occupying a good sized southerly facing plot within easy reach of the popular villages of Westbourne and Canford Cliffs

Accommodation

- 5 bedrooms • 4 reception rooms • Family/kitchen/dining room
- 2 bedroom guest accommodation • Double garage • Landscaped garden
- Planning permission for dental surgery • No forward chain



Welcome to 14 Dalkeith Road ...

Lloyds are pleased to offer this five bedroom detached Italianate residence. The house offers superb family accommodation and occupies a good sized southerly facing plot within easy reach of the popular villages of Westbourne and Canford Cliffs as well as walking distance down to the Blue Flag beaches of Branksome Chine.

The property has undergone a programme of modernisation by the current owner with the addition of a two bedroom self-contained annex ideal for holiday letting, grown up children or elderly parents.

The property spans over a sizable 4,290 square feet. It has the benefit of three ground floor reception rooms, split level kitchen family room, a south facing garden and a private terrace leading to studio/garden room.

The first floor comprises five double bedrooms, three bathrooms and the master suite includes a large walk through dressing area. The self contained accommodation includes two double bedrooms, kitchen/living room and main family bathroom with a separate entrance.

To the front of the property there is a sweeping driveway with double opening timber gates either side, mature and manicured hedgerows to the borders and a spacious driveway with room for several vehicles. To the rear a well tended lawn area with additional central steps leads down to the remainder of the lawn which is retained to the borders by timber fencing and mature hedgerows and stocked with attractive shrub borders. The garden enjoys a south facing aspect as well as a sylvan backdrop to the rear.



Dalkeith Road, Poole

Approximate Gross Internal Area = 398.6 sq m / 4290 sq ft
(Including Garage)



Ground Floor



First Floor

Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 3147

Important Notice

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