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**1 B MOUNT GRACE DRIVE**  
Evening Hill • Poole • Dorset

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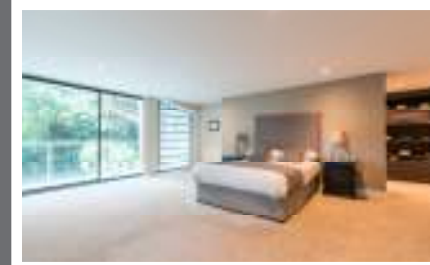
**1B Mount Grace Drive, Evening Hill  
Poole, Dorset BH14 9QP**

**Price Guide £1,395,000**

Lloyds Property Group are delighted to be marketing this superb, modern four bedroom detached home situated in a premier tree lined cul-de-sac location, yet being just a stone's throw away from the glistening shores of Poole Harbour where award winning beaches, yacht clubs, marinas and a whole host of water sports facilities can be enjoyed.

**Accommodation**

Walking distance to Poole Harbour • Impressively large plot • Located on a private road  
Beautifully presented throughout • 4 sumptuous double bedrooms  
Modern open plan living



## Welcome to 1B Mount Grace Drive ..

The whole property is beautifully presented throughout, the current owners have recently remodelled the property internally and completely re-decorated, transforming this already stunning residence into an intelligently designed home boasting high specification fixture and fittings and bright and spacious floor space approaching 3,000 sq ft.

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

The 18 hole Championship Parkstone Golf Course is also nearby.

### Features and Specification

Open plan dining and kitchen which boasts a beautiful Rational kitchen with Gaggenau appliances to include microwave, fan assisted oven, ceramic hob and dishwasher, as well as a Neff integrated fridge/freezer, Corian worktops and breakfast bar

Spacious dual aspect formal living room plus a separate reception/media room

Four generously sized double bedrooms, with an excellent range of fitted Hulsta wardrobes and a Lamco walk in wardrobe to the master

Beautiful landscaped gardens incorporating hot tub, timber built garden chalet with power, generous decked areas ideal for sun bathing, entertaining and al fresco dining with feature LED lighting for evening enjoyment.

Integrated ceiling speakers to downstairs

Water softener • Guest WC

Three Bathrooms (2 en-suite) with Villeroy & Boch sanitary ware and Porcelanosa tiling

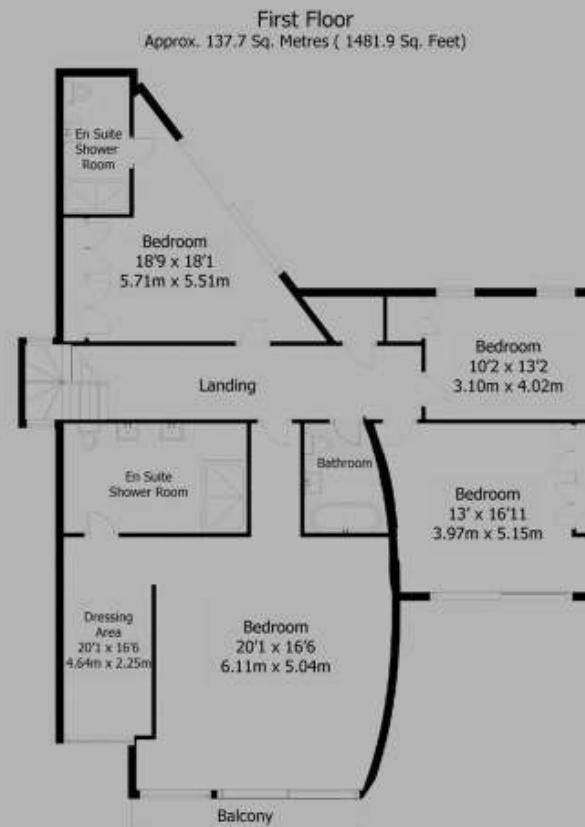
Set behind electrically operated gates with ample off road parking plus large car port/garage

Powder coated aluminium windows and doors

Zoned burglar alarm

Brick block paviour driveway • Planning Permission for triple garage





Total Area: Approx. 276.6 Sq. Metres (2977.1 Sq. Feet)

Viewing: Strictly by prior appointment through sole selling agents Lloyds  
**VIEWING 7 DAYS A WEEK. Ref: 3070**



**Important Notice**

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