







## HOUSE & SON

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2 Ellen Place, Poole – A Modern, Energy-Efficient Home in a Brilliant Location

Tucked away in a quiet cul-de-sac, this beautifully presented modern home, built circa 2021, offers contemporary living with excellent energy efficiency. With off-road parking for two vehicles, elevated views, and the reassurance of the remainder of a 10-year builder's warranty, this is a home that's ready to be enjoyed.

Designed with sustainability in mind, the property benefits from solar panels and a B-rated EPC, meaning lower energy bills and a home that's both cost-effective and eco-friendly.

Inside, the stylish, well-equipped kitchen features integrated appliances, perfect for busy mornings or relaxed cooking. The spacious lounge/diner is ideal for everyday life and entertaining, with French doors leading straight onto a private rear garden—a lovely spot for summer barbecues or a quiet evening with a book. A ground-floor WC adds to the convenience.

Upstairs, there are three excellent-sized bedrooms, two with fitted wardrobes, offering plenty of storage. The master bedroom benefits from its own en-suite shower room, while a large family bathroom serves the rest of the floor. Throughout the home, the layout is practical and well thought out, making the most of every inch of space.

The fence-enclosed rear garden has gated side access, a patio for outdoor dining, and a second-tier lawn, perfect for children to play or for those who love a bit of gardening.



### A Location That Ticks All the Boxes

Living here means you're just a short walk to Branksome Train Station, making commuting a breeze. Ashley Cross is within easy reach, offering fantastic cafés, restaurants, and independent shops with a great community feel.

For those who enjoy the outdoors, you'll be within cycling distance of Poole Quay, Poole Park, and Canford Heath Nature Reserve, meaning you can start your day with a coffee by the water, a lakeside walk, or an adventure through Dorset's largest heathland.

Families will appreciate the range of well-regarded schools nearby, including Bishop Aldhelm's, St. Michael's, Poole Grammar, and Parkstone Grammar, making this a great long-term home.

### A Smooth Move Awaits

The property is in very good order, the sellers are already suited, and with no onward chain beyond the next move, this is an opportunity to step straight into a home that's modern, well-located, and ready to be loved.

An energy-efficient home in a sought-after area-could this be your next move?

### PRIVATE ENTRANCE

### RECEPTION HALL

### KITCHEN

9' 11" x 8' 03" (3.02m x 2.51m)

### LOUNGE/DINER



18' 01" x 15' 06" (5.51m x 4.72m)

### GROUND FLOOR WC

### BEDROOM ONE

15' 10" into recess x 8' 08" (4.83m x 2.64m)

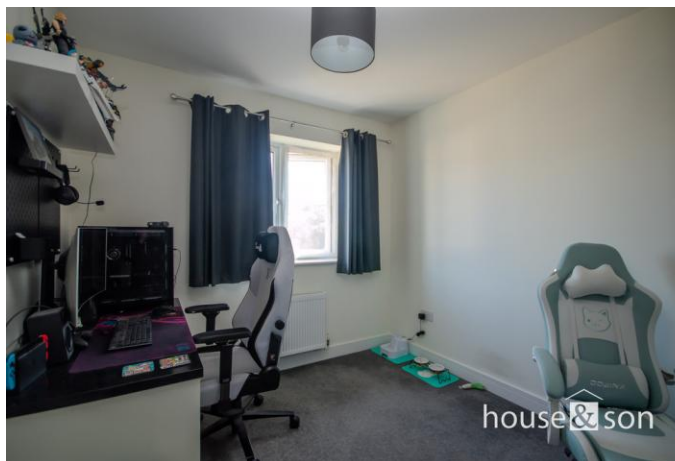
### EN-SUITE SHOWER ROOM

### BEDROOM TWO

12' 03" into door recess x 8' 08" (3.73m x 2.64m)









### **BEDROOM THREE**

10' 04" x 6' 05" (3.15m x 1.96m)

### **FAMILY BATHROOM**

8' 10" x 6' 04" (2.69m x 1.93m)

### **PRIVATE REAR GARDEN**

### **OFF ROAD PARKING**

### **AGENTS NOTE**

There is an annual service for the upkeep of the private cul-de-sac. We are advised it is approximately £350 pa. However, we are still waiting on this years accounts before we can confirm.





English | [Cymraeg](#)

## Energy performance certificate (EPC)

2, Ellen Place POOLE BH12 3EG	Energy rating <b>B</b>	Valid until:	30 June 2029
		Certificate number:	8428-7333-6170-4556-5902
Property type		Detached house	
Total floor area		83 square metres	