

**41 Churchfield Road, Poole, Dorset,  
BH15 2QL**

**£445,000  
Freehold**

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**A character family home situated within a prime location a short walk away from Poole Park. The accommodation comprises an entrance hallway with utility cupboard, ground floor cloakroom, utility room or office, spacious 20ft approx. lounge (doors leading on to the decking) and kitchen/dining room, three bedrooms and bathroom. There is double glazing, gas fired central heating, off road parking and a good size sunny aspect rear garden. No Forward Chain.**

## PATHWAY LEADS UP TO:

**PART DOUBLE GLAZED SIDE ENTRANCE DOOR** Which leads through to the:

**ENTRANCE HALLWAY** Smooth set ceiling, radiator, stairs give access to the first floor accommodation, understairs utility cupboard with space and plumbing for washing machine, oversize tiled floor, doors then lead off to:

**GROUND FLOOR CLOAKROOM** Comprising a push button WC with concealed cistern, wash hand basin with mixer tap, radiator, tiled walls and floor, single glazed opaque window to side aspect, smooth set ceiling, two downlighters, radiator.

**UTILITY ROOM/OFFICE** We understand that this was formally a utility room, but we feel that this could also make an office. Currently there is smooth set ceiling, light point, single glazed opaque windows to the side aspect, roll edge worksurface fitted with undercounter fridge and freezer, two white gloss fronted storage cupboards above, telephone point, cable point, radiator, tile effect floor.

**LOUNGE** 20' 7" into recess x 12' (6.27m x 3.66m) Coved and smooth set ceiling with two light points and downlighters, feature open working fireplace with hearth and tiled front chimney breast, large radiator, two UPVC double glazed French doors give access out onto the raised decking and rear garden, two cable points (subject to any necessary subscription), wood effect laminate flooring.

**KITCHEN/DINING ROOM** 20' 7" x 11' max. (6.27m x 3.35m) The kitchen area comprises a contrasting range of gloss fronted cream base units with matching drawers and gloss black fronted storage cupboards above, walnut effect roll edge worksurfaces incorporating stainless steel drainer sink with mixer tap, integrated four ring gas hob, stainless steel chimney style extractor hood above, oven and grill below, undercounter fridge with freezer compartment, Bosch dishwasher, breakfast bar to one end, smooth set ceiling, downlighters, UPVC double glazed window to front, oversized tiled floor.

The dining area comprises smooth set ceiling, light point, UPVC double glazed window to front aspect, radiator below, oversize tiled floor, plenty of space for a dining room table and chairs.

## FROM THE HALLWAY STAIRS GIVE ACCESS TO:

**FIRST FLOOR LANDING** Smooth set ceiling, hatch to loft providing storage space, light point, doors lead off to:

**BEDROOM 1** 13' 4" into recess and wardrobe fronts x 12' (4.06m x 3.66m) Smooth set ceiling, light point, UPVC double glazed window to rear aspect, radiator below, wardrobe fitted into the eaves space with sliding glass doors and hanging rails, TV and cable point (subject to any necessary subscription).

**BEDROOM 2** 12' 8" into recess and to wardrobe fronts x 11' (3.86m x 3.35m) Smooth set ceiling, light point, UPVC double glazed window to front aspect with radiator below, wardrobe fitted into the eaves storage space with glass sliding doors and hanging rails.

**BEDROOM 3** 8' 3" x 8' (2.51m x 2.44m) Smooth set ceiling, light point, single glazed window to side and further small single glazed window to rear aspect, radiator, telephone and cable point (subject to any necessary subscriptions).



**BATHROOM** Comprising a tile enclosed bath with mixer tap, mains operated shower, wash hand basin with mixer tap, push button WC with concealed cistern, wall mounted chrome effect ladder style towel rail, tiled walls, extractor fan, smooth set ceiling, downlighters, tiled floor, single glazed opaque window to side aspect.

**OUTSIDE - FRONT** The front garden is laid to stone chippings and provides off road parking enclosed with a combination of low level brick walling and close boarded fencing, three external lights. A pathway down the side of the house leads up to a wrought iron latch gate which leads into:

**OUTSIDE - REAR** Immediately abutting the property is a raised decking area suitable for outside dining/garden furniture, three external lights, steps from here lead down to the remainder of the garden which is laid to lawn and enjoys a sunny, southerly aspect. There is a selection of mature plants, trees and shrubbery throughout plus a small timber constructed summerhouse. The rear garden is enclosed by close boarded fencing and has an external power point.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 13868



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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