

**41 Drew Close, Talbot Village, Poole,
BH12 5ES**

**£499,950
Freehold**



A superb modern detached family home nicely positioned in a cul-de-sac a short walk away from Talbot Heath and located within the St Marks, Glenmoor & Winton Academies catchments. The spacious living accommodation comprises an entrance hallway, cloakroom, 18ft approx. lounge and kitchen, separate dining room with bi-folding doors leading on to the garden, utility room, four bedrooms (master with en-suite and fitted wardrobes) plus a family bathroom. There is double glazing, gas fired central heating, off road parking, integral garage and a well maintained rear garden offering a certain degree of privacy and seclusion.

STORM PORCH With brick built pillar, external light, two downlighters, leads up to:

UPVC PART DOUBLE GLAZED OPAQUE DOOR Leading through to:

ENTRANCE HALLWAY Coved and textured ceiling, light point, smoke detector, wall mounted alarm, radiator, stairs with banister and balustrade give access to first floor accommodation, Drayton thermostat control, wood effect flooring, white panelled doors then lead off to:

CLOAKROOM Comprising a two piece suite to include low flush push button WC, pedestal wash hand basin with mixer tap, complementary tiling to the splashback area, UPVC double glazed opaque window to the front aspect, coved and textured ceiling, light point, wood effect flooring, radiator.

LOUNGE 18' x 12' 4" (5.49m x 3.76m) Coved and textured ceiling, two ceiling lights, two wall lights, UPVC double glazed bay window to front aspect, double panelled radiator, remote controlled inset contemporary log effect gas fire (currently disconnected), TV, phone and cable point (subject to any subscription), single glazed opaque French style doors then lead through to:

DINING ROOM 11' 6" x 10' 4" (3.51m x 3.15m) Coved and textured ceiling, light point, UPVC double glazed bi-folding doors lead out onto the patio and rear garden, radiator, space for table and chairs, white panelled door leads through to:

KITCHEN 17' 9" x 14' 2" max. measurements taken (5.41m x 4.32m) This room can also be accessed from the entrance hallway. Comprising a range of matching white fronted wall and base units to include drawers, stainless steel type handles, glass display cabinets and built in wine rack, under pelmet lighting, roll edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with waste disposal unit and mixer tap, integrated four ring gas hob with stainless steel chimney style extractor hood above, to the side there is an Electrolux fan assisted oven and grill, space for free standing appliances to include dishwasher and under counter fridge, part tiled walls, breakfast bar with space for three stools, UPVC double glazed windows overlooking the rear garden, coved and textured ceilings, two light points, understairs storage cupboard, wood effect flooring, white panelled door then leads through to:

UTILITY ROOM 7' 9" x 6' (2.36m x 1.83m) Coved and textured ceiling, light point, smoke detector, wall mounted Glow Worm boiler, space for fridge/freezer, washing machine and tumble dryer, two fitted worksurfaces, shelving, central heating and hot water control panel, UPVC double glazed opaque door leading out onto the front and rear of the property.

FROM THE ENTRANCE HALL, STAIRS WITH BANISTER AND BALUSTRADE GIVE ACCESS TO:

FIRST FLOOR LANDING Coved and textured ceiling, smoke detector, loft access hatch providing roof storage space with light, pull down ladder and partly boarded, UPVC double glazed window to side aspect, airing cupboard housing the hot water cylinder with slatted shelving for linen storage, white panelled doors then lead off to:

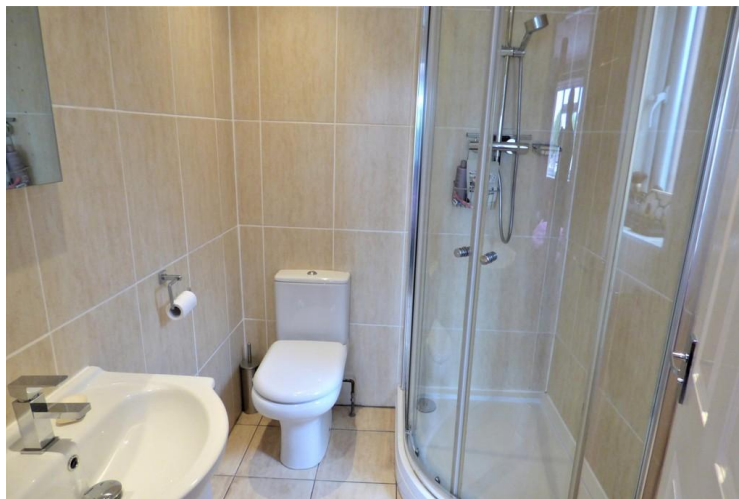


BEDROOM 1 12' 6" into wardrobe space x 11' 5" (3.81m x 3.48m) Coved and textured ceiling, light point, UPVC double glazed window to front aspect, radiator below, along one wall is a fitted wardrobe with mirror fronted sliding doors, shelving and hanging space, telephone and TV points, white panelled door leads through to:



EN-SUITE SHOWER ROOM 6' x 5' 2" (1.83m x 1.57m) Comprising of a white three piece suite to include built in shower cubicle with glass sliding door, chrome trim, mains operated shower, low flush push button WC, vanity unit with wash hand basin, mixer tap and white gloss fronted double door storage cupboard below, tiled walls, radiator, UPVC double glazed opaque window, smooth set ceiling, downlighters, tiled floor.

BEDROOM 2 11' 6" x 10' 5" exc. door recess (3.51m x 3.18m) Coved and textured ceiling, light point, along one wall are fitted wardrobes with double opening doors, shelving and hanging space, UPVC double glazed window overlooking the rear garden, radiator.



BEDROOM 3 9' x 8' 3" (2.74m x 2.51m) Coved and textured ceiling, light point, UPVC double glazed window to rear aspect, radiator below, space for bedroom furniture.

BEDROOM 4 8' 1" x 7' (2.46m x 2.13m) Coved and textured ceiling, light point, UPVC double glazed window to front aspect, radiator, space for bedroom furniture

BATHROOM 7' x 6' (2.13m x 1.83m) Comprising a white three piece suite to include panel enclosed bath with mixer tap and shower attachment, low flush push button WC, pedestal wash hand basin with mixer tap, tiled walls and floor, smooth set ceiling, inset downlighters, extractor fan, chrome effect ladder style towel rail.



OUTSIDE - FRONT To the side there is a section laid out with artificial grass, a block paved driveway provides off road parking for three vehicles, external power point, electric car charging point. This then leads up to the INTEGRAL GARAGE with up and over door, power, light, workbench and storage shelving. A wooden latch gate to the side leads down the side of the property with outside light and into the rear garden

OUTSIDE - REAR We feel the rear garden offers a certain degree of privacy and seclusion and immediately abutting the property is a patio area suitable for outside dining/garden furniture, external tap. The remainder of the garden is laid with artificial grass and has a small decking area. There is mature hedging to the side and rear boundaries along with walling to one side and close boarded fencing to the other and a timber storage shed.

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

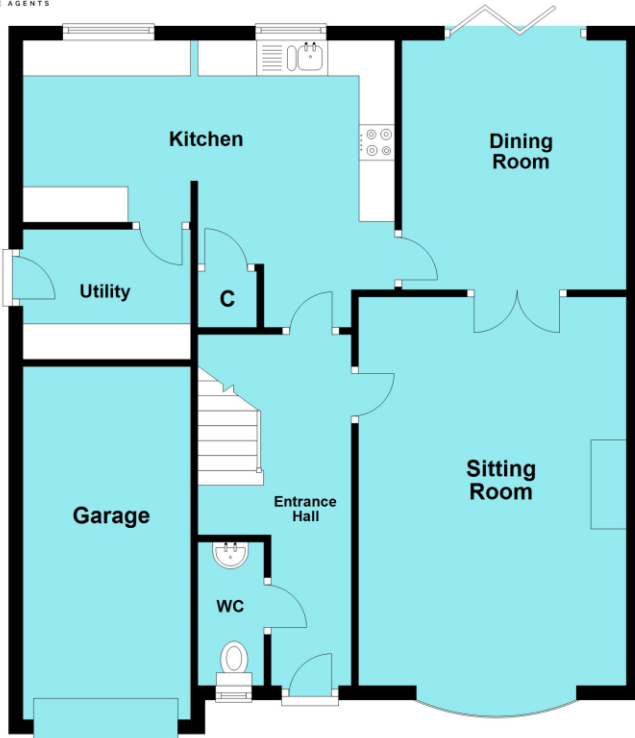
AGENTS' NOTE An interest is declared under the 1979 Estate Agency Act.

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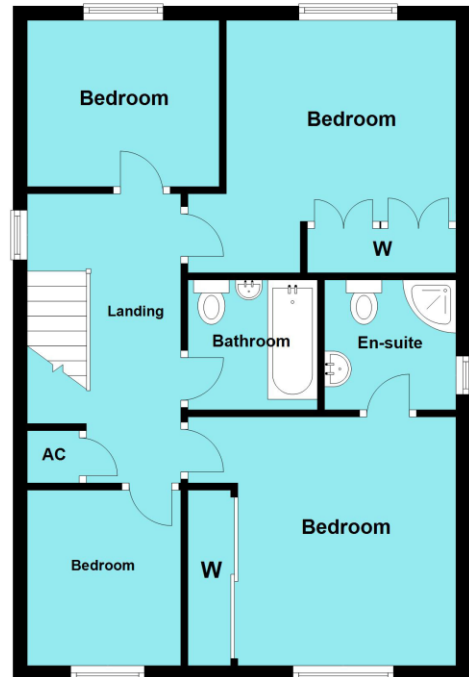




Ground Floor

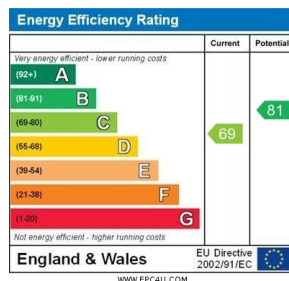


First Floor



Total area: approx. 133.1 sq. metres (1432.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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
Plan produced using PlanUp.



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