

**Alderney Avenue, Poole, Dorset,
BH12 4LF**

**Guide Price:
£549,000
Freehold**



Set within a very popular location lies this fabulous detached chalet bungalow which has been fully refurbished by the current owners (including plumbing and electrics) to create a stylish, contemporary and spacious family home. The accommodation comprises of a welcoming entrance hallway, a wonderful kitchen/dining family room to the rear, which we feel is a particular feature with doors leading out to the garden, separate utility room, four double bedrooms with the master and bedroom two benefiting from an en-suite shower room each plus built in wardrobes, and there is a ground floor family bathroom. There is UPVC double glazing, remote controlled gas fired central heating, ample of road parking or space for a motorhome, garage area/storage and a beautiful landscaped garden that enjoys a certain degree of privacy and seclusion.

UPVC PART DOUBLE GLAZED OPQUE DOOR With matching side panels leads through to the:

PORCH Smooth set ceiling, light point, coat and shoe storage, this then leads through to a full height UPVC double glazed opaque door again with matching side panels and through to the:

ENTRANCE HALLWAY A good size welcoming entrance hallway with smooth set ceiling, chrome light points, downlighters, smoke detector, radiator, concealed wall mounted electric consumer unit, stairs give access to first floor accommodation, understairs storage area, laminate tiled effect floor, doors lead off to:

KITCHEN/DINING/FAMILY ROOM 23' x 18' 6" including centre pillar, max. measurements taken (7.01m x 5.64m) This is a superb space and the heart of the property with the kitchen area comprising a range of contrasting light grey and white handleless gloss fronted soft closing wall and base units to include drawers, quartz worksurface incorporating one and a half bowl stainless steel drainer sink with mixer tap, Beko four ring electric hob, extractor canopy above, fan assisted oven and grill below, integrated dishwasher, glass fronted cabinets to the one side with matching worksurface under, UPVC double glazed window to the side aspect, smooth set ceiling, downlighters, laminate tiled effect floor. The kitchen has a section accessed through a square archway and located in the corner here are additional storage units/larder cupboard, integrated fridge/freezer, wine cooler, complementary worksurface, UPVC double glazed window and a vertical contemporary radiator.

DINING/FAMILY AREA TV and satellite points, two vertical contemporary radiators, large UPVC double glazing sliding patio doors leading out onto the garden, space for table and chairs, laminate tiled effect floor, door leads through to:

UTILITY ROOM 8' 1" x 7' 5" (2.46m x 2.26m) Comprising a range of handleless gloss fronted white soft closing wall and base units, matching drawers, square edge worksurfaces, space for tumble dryer and washing machine, UPVC double glazed opaque window, smooth set ceiling, light point, laminate tile effect floor.

GROUND FLOOR MASTER BEDROOM 13' x 12' (3.96m x 3.66m) Smooth set ceiling, chrome light point, UPVC double glazed window, radiator below, ample space for fitted or free standing bedroom furniture, fitted wardrobe with sliding doors, shelving and hanging space, a door from here leads through into:

EN-SUITE SHOWER ROOM Comprising of a built in shower cubicle with glass sliding door, chrome trim, mains operated shower, vanity unit with wash hand basin, mixer tap, light grey fronted soft closing drawers below and above there is a glass fronted storage cabinet, extractor fan, smooth set ceiling, light point, low flush push button WC, UPVC double glazed window, tile effect flooring.

BEDROOM 3 12' x 10' (3.66m x 3.05m) Smooth set ceiling, light point, UPVC double glazed window, radiator, ample space for fitted or free standing bedroom furniture, chrome light point.

BEDROOM 4 10' x 10' (3.05m x 3.05m) Coved and smooth set ceiling, light point, UPVC double glazed window, radiator, ample space for free standing or fitted bedroom furniture, chrome light and power points.



FAMILY BATHROOM Comprising of a three piece suite to include panel enclosed bath with mixer tap and shower attachment, part tiled walls, vanity unit with his and hers sinks, two rain fall mixer taps with light grey soft closing drawers below, push button WC with concealed cistern, shelf above, glass fronted storage cabinet, chrome effect ladder style towel rail, two UPVC double glazed opaque windows, extractor fan, smooth set ceiling, light point, tile effect floor.

FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING Sloping smooth set ceiling, downlighter, smoke detector, Velux double glazed window, door then leads through to:

BEDROOM 2 'L' shaped measuring 24' 5" x 12' 6" max. measurements taken (7.44m x 3.81m) Smooth set ceiling, downlighters, two Velux double glazed windows, eaves storage, radiator, fitted glass fronted double door wardrobes with shelving and hanging space, dressing table area to the centre, chrome light and power points, door leads through to the:

EN-SUITE SHOWER ROOM Comprising of a built in shower cubicle with glass door, mains operated shower, fitted tiled seat, low flush push button WC, vanity unit with wash hand basin, mixer tap, light grey gloss fronted soft closing drawers below, sloping smooth set ceiling, extractor fan, Velux double glazed window, tile effect floor, chrome effect ladder style towel rail, shaver point.

OUTSIDE - FRONT A part tarmac and hardstanding driveway to the side provides plenty of off road parking or space for a motorhome and there's the benefit of a car charging point. The front is enclosed with a combination of low level brick walling and panelled fencing. The driveway then leads up to a garage with up and over door, power and light and this has been divided to provide storage at the front. To the left there is a gate that provides access down the side of the property and in to:

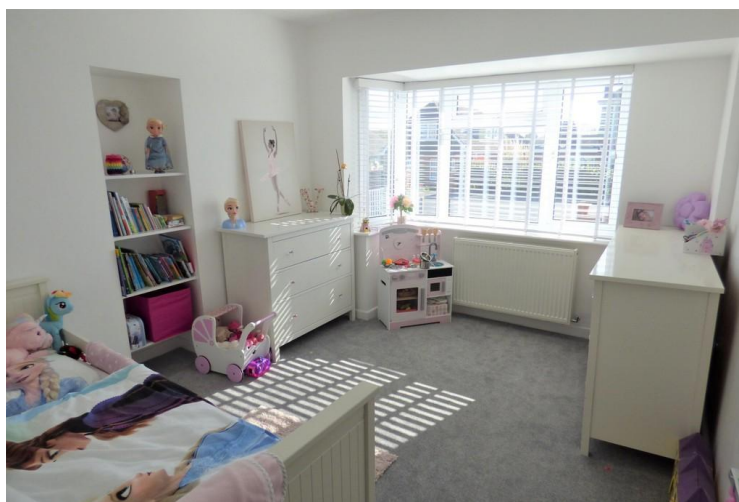
OUTSIDE - REAR Immediately abutting the property there is a large Indian sandstone patio, two wall lights, external power point and to the side there is a section laid to lawn. Steps then lead up to the remainder of the garden which has been laid to lawn and located to the rear is a rockery, and a timber constructed storage shed. The garden is enclosed with a combination of brick walling and close boarded fencing offering a certain degree of privacy and seclusion in our opinion.

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.

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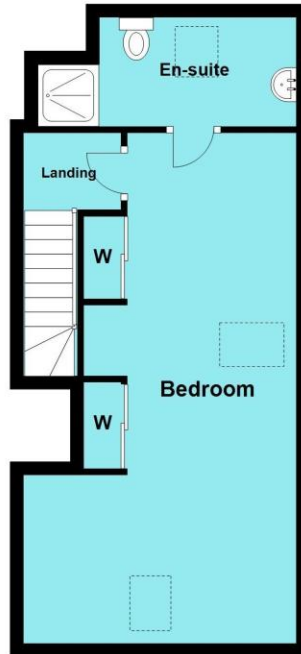
Ground Floor

Approx. 101.9 sq. metres (1096.9 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 136.5 sq. metres (1469.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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