

**28 Halstock Crescent, West Canford
Heath, Poole, BH17 9BA**

**£399,950
Freehold**



A superbly presented two double bedroom detached bungalow situated in a popular and quiet location within easy reach of local amenities and also the centre of Broadstone. The bungalow benefits from UPVC double glazing and gas fired heating and a modern well appointed kitchen with integrated appliances and a contemporary bathroom with separate shower cubicle. Both bedrooms have fitted bedroom furniture and a particular feature of the bungalow is the landscaped, pretty, rear garden which is of a generous size. A long driveway provides off road parking for a number of vehicles and leads to the garage.

UPVC DOUBLE GLAZED DOOR With outside light leads to:

RECEPTION HALL Coved ceiling, radiator, wall mounted heating thermostat control, built in storage cupboard with hanging rail and range of shelving, linen cupboard with shelving and electric heater plus hanging rail. The hallway has grey wood effect Karndean flooring and a loft hatch with ladder gives access to the loft space which has boarding and light available. From the hallway an archway opens to:

LOUNGE/DINING ROOM 22' x 13' 4" (6.71m x 4.06m) Three windows to front aspect and a window to side aspect, coved ceiling, two radiators, TV point, wall mounted contemporary electric fire and a continuation of the Karndean flooring from the reception hall.

KITCHEN/BREAKFAST ROOM 10' 4" x 10' 2" widening to 12' 6" (3.15m x 3.1m) A contemporary range of light grey units comprising of single bowl single drainer sink unit with centre mixer tap with adjacent wood effect roll top worksurfaces with an extensive range of drawers and base storage cupboards below, integrated washing machine, built in storage cupboards also housing the Worcester combination boiler serving the heating and domestic hot water supply, inset Neff induction hob with extractor canopy above and a range of eye level wall mounted units. To the opposite side of the kitchen is a peninsular style breakfast bar with cupboards below, an integrated Samsung electric double oven with microwave above, to the side there is an integrated fridge/freezer and a further range of fitted cupboards including a pull-out style larder cupboard, coved ceiling with inset lighting, radiator, continuation of the Karndean flooring, window to side aspect, built in shelved larder cupboard, radiator.

BEDROOM 1 13' 3" x 10' 4" (4.04m x 3.15m) Coved ceiling, radiator, window overlooking the rear garden, space for wall mounted TV with TV aerial point and two built in floor to ceiling mirror fronted wardrobe units.

BEDROOM 2 10' 1" x 9' 2" (3.07m x 2.79m) Coved ceiling, radiator, built in floor to ceiling mirror fronted wardrobe unit.

BATHROOM White suite comprising of panel enclosed bath with centre mixer tap with hand held shower attachment, inset wash hand basin with cupboard below, WC with concealed cistern, fully tiled shower cubicle with wall mounted shower controls and shower attachment, smooth plastered ceiling with inset downlight, extractor fan, chrome heated towel rail, two windows to the side aspect, continuation of the Karndean flooring, fully tiled walls, tall built in bathroom cabinet and wall mounted mirror incorporating lighting and shaver point.




OUTSIDE - FRONT The front garden has been arranged for ease of maintenance being laid to stone chippings bordered by brick edging with well stocked borders. A long tarmac driveway leads along the side of the bungalow where there is a water tap and in turn leads to the GARAGE fitted with an up and over door and has power and light. From the driveway a garden gate with adjacent timber panelled fence leads to:

OUTSIDE - REAR Running across the full width of the bungalow is a paved patio with outside lighting, the patio then extends to an area at the side of the bungalow where the rear door to the kitchen is located, this area is enclosed by a high brick wall and has a UPVC polycarbonate roof, there is a power and water supply and the current owner uses this for an area of storage/utility area. From the patio there are three steps bordered by timber sleeper beds stocked with a number of specimen shrubs and plants and also a water feature. There is another area of lawn with brick edged flower and shrub borders, a pathway leads to a circular decorative patio with a climbing clematis. To the opposite side of the garden is a substantial timber built shed. An area of lawn extends via a timber constructed archway with climbing roses to a further area of lawn located to the rear of the garden where there are a number of raised vegetable beds, an aluminium framed greenhouse, further garden shed and a substantial cabin style summerhouse with outside lighting, the cabin also has power and light available. The rear garden is fully enclosed by timber panelled fencing and enjoys a large degree of privacy.

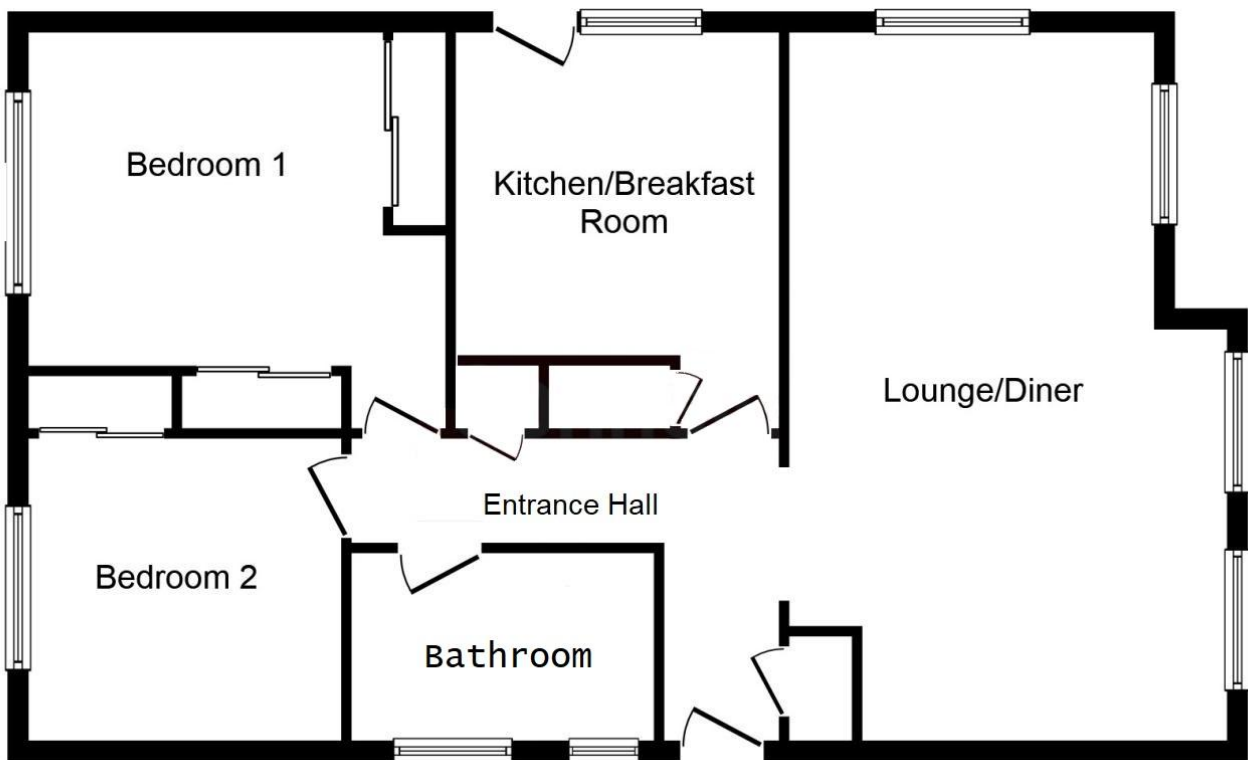
COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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: 14865

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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>		





Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk