

88 Sopers Lane  
Poole BH17 7EU

Offers in Excess of **£350,000** Freehold



A SPACIOUS FIVE BEDROOM, TWO RECEPTION ROOM DETACHED CHALET STYLE FAMILY HOME OFFERING VERSATILE LIVING ACCOMMODATION, NOW IN NEED OF SOME UPDATING, SET IN A POPULAR RESIDENTIAL LOCATION.



Total area: approx. 136.7 sq. metres (1471.0 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.

**\* ENTRANCE HALLWAY**

**\* CLOAKROOM 7'1" x 3'1" (2.16m x 0.94m)**

**\* LOUNGE 13'2" x 11'8" (4.02m x 3.59m)**

**\* KITCHEN/BREAKFAST ROOM 14'2" (MAXIMUM) x 11'2" (4.32m x 3.41m)**

**\* DINING ROOM 11'2" x 8'4" (3.41m x 2.56m)**

**\* GROUND FLOOR BEDROOM ONE 11'3" x 10'5" (3.44m x 3.2m)**

**\* GROUND FLOOR BEDROOM TWO 14' x 8'8" (4.26m x 2.68m)**

**\* GROUND FLOOR BEDROOM THREE 11'3" x 10' (MAXIMUM) (3.44m x 3.04m)**

**\* GROUND FLOOR FAMILY BATHROOM 10'5" x 7'1" (3.2m x 2.16m)**

**\* STAIRS LEAD FROM THE DINING ROOM TO THE FIRST FLOOR**

**\* BEDROOM FOUR 18'2" x 14'4" (SLOPING CEILING) (5.54m x 4.38m)**

**\* BEDROOM FIVE 12' x 7'8" (SLOPING CEILING) (3.65m x 2.37m)**

**\* DOUBLE GARAGE 24'5" x 21' (7.46m x 6.4m)**

**\* OFF ROAD PARKING**

**\* REAR GARDEN**

**\* DOUBLE GLAZED WINDOWS**

**\* GAS FIRED CENTRAL HEATING**

**ABOUT THIS PROPERTY**

The front door leads to the entrance hallway where the principal rooms are accessed. The cloakroom comprises low level flush WC, wall mounted wash hand basin with twin taps and tiled splashback. The lounge is to the front of the property with dual aspect windows. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, breakfast bar, sink unit with mixer tap, integrated double oven and four ring burner gas hob with extractor fan above, space for upright fridge/freezer, space and plumbing for washing machine and tumble dryer and space for dishwasher. From the kitchen, there is access to the separate dining room with dual aspect windows to rear and side.

There are two double bedrooms to the front of the property and a third bedroom to the rear. The family bathroom comprises panel enclosed bath with mixer tap, wash hand basin with twin taps and vanity unit beneath, further built in storage cupboards, low level flush WC and fully tiled shower cubicle with wall mounted shower.

From the dining room, stairs lead to the first floor landing where there are two further bedrooms. The gas fired central heating boiler is located in a cupboard under the stairs.

The front of the property is laid to shingle providing off road parking. The rear garden is mainly laid to lawn with a patio area. There is a large double garage with electric up and over door and pull down ladder accessing a further storage area.

**DIRECTIONS:**

From The Broadway proceed down York Road for approximately one mile taking the last left hand turning into Sopers Lane.

**COUNCIL TAX:** Band D BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band F

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1663**