

**FOR SALE**



**Norman Avenue, Branksome**  
**Offers In Excess Of £450,000**

  
**MARTIN & CO**





## Norman Avenue, Branksome Offers In Excess Of £450,000

- **\*\*\* VIEW TODAY\*\*\***
- **\*\*\*MOTIVATED SELLERS\*\*\***
- private, secluded, cul de sac location
- close to local schools & Branksome station
- front & rear gardens, surrounded by mature trees
- conservatory/breakfast room
- council tax band 'D' £2048 pa
- lots of parking





This substantial property, tucked away in a quiet close in Branksome would be ideal for a young family! Situated on a large plot, with room to extend (STPP) is privacy provided by the multitude of mature trees & shrubs which surround the home. There is a large garden to the rear, with the advantage of generous parking & a conservatory/breakfast room.

**ENTRANCE PORCH** UPVC porch with overhead light.

**HALLWAY** Two ceiling lights, picture rail, built in cupboard, radiator.

**LIVING ROOM** 14' 3" x 11' 10" (4.36m x 3.62m) Ceiling light, bay window to front aspect with attractive stained glass & leading details, overlooking the mature front garden. Picture rail, decorative open fireplace (not in use) with wooden surround & tiled hearth. Two radiators, exposed pine floorboards.

**DINING ROOM** 12' 2" x 10' 2" (3.73m x 3.10m) Ceiling light, double glazed window to rear aspect overlooking the patio & large garden beyond. Picture rail, feature decorative fireplace (not in use) with wooden surround & tiled hearth. Exposed pine floorboards, radiator.

**KITCHEN** Two ceiling lights, three windows to both side & rear aspects. Range of wall & base units with high gloss white doors, worktop over & tiled splashbacks, wall mounted gas central heating boiler. Gas hob with cooker hood over, with electric oven beneath. Space & plumbing for washing machine, tumble dryer, dishwasher & free-standing fridge freezer. Tiled flooring.



**CONSERVATORY/BREAKFAST ROOM**

UPVC conservatory with brick built base, radiator & tiled flooring. Double doors which open directly onto the patio & leading to the secluded garden beyond.

**REAR GARDEN** Surrounded by impressive mature trees & shrubs, at first, one steps onto the large, paved patio area, framed with timber around the edges, the rest of the (mainly) level garden is laid to lawn, so ideal for playing games & running around! A paved path runs alongside the house allowing access between the front & rear of the home without going through the property.

**LANDING** Ceiling light, loft hatch, picture rail, double glazed window to the side aspect displaying views across neighbouring Branksome rooftops.

**MASTER BEDROOM** Ceiling light, double glazed bay window to front aspect with leaded detailing overlooking the front garden. Picture rail, decorative fireplace (not in use) with eye catching high gloss blue tiled surround & hearth. Two alcoves with built in storage & large built in window seat with additional drawers & storage space. Exposed wooden floorboards & door, radiator.

**BEDROOM** Ceiling light, double glazed window to rear aspect. Decorative open fireplace (not in use) with high gloss grey tiling to create the surround & hearth. Picture rail, alcove with built in storage, exposed wooden flooring & door, radiator.

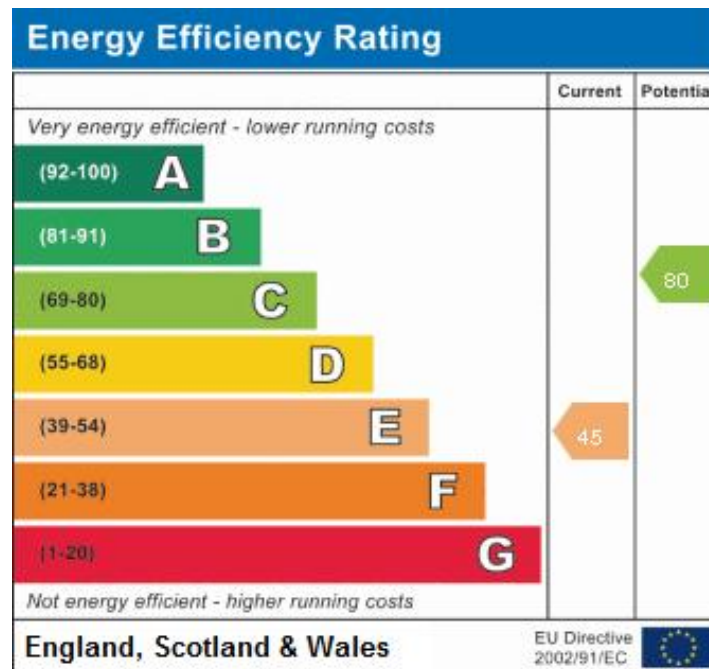
**BEDROOM** Ceiling light, double glazed window to rear aspect, picture rail, radiator.

**SHOWER ROOM** Inset spotlights, double glazed windows to side aspect, enclosed shower cubicle housing 'Triton' shower, toilet, basin & radiator.

**FAMILY BATHROOM** Inset spotlights, double glazed window to front aspect, bath with shower attachment, screen & tiled splashbacks. Toilet, basin with shelf & mirror over, radiator, stripped wooden door.

**FRONT GARDEN** Several mature trees frame your approach to the home via the paved path, most of the space is laid to borders with a small lawn area providing an ideal spot for an outside dining area.

**PARKING** Parking available for three/four vehicles











## Martin & Co Poole

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