

**FOR SALE**



**Durrell Way, Poole**  
**£329,000**

  
**MARTIN & CO**

# Durrell Way, Poole

£329,000

- low maintenance enclosed garden
- NO CHAIN
- conservatory
- parking
- close to BAITER PARK & POOLE QUAY
- council tax band 'E' = £2381pa approx.
- versatile accommodation
- double glazing & gas central heating
- ideal 'lock up & leave' property



This three bedroomed town house offers flexible accommodation spread over three floors! With a conservatory & low maintenance garden, the house is located a short, level walk from Poole town centre, Baiter Park & Poole Quay! The home benefits from double glazing & gas central heating throughout with NO FORWARD CHAIN

**ENTRANCE HALL** Inset spotlights, two large storage cupboards, radiator, laminate flooring.

**LIVING ROOM/DINING ROOM** 14' 5" x 11' 5" (4.41m x 3.48m) Two ceiling lights, double glazed windows & doors opening into the conservatory. Radiator, laminate flooring.

**CONSERVATORY** UPVC conservatory with blinds, with lighting & power sockets. Tiled flooring, doors opening into the garden.

**GARDEN** Fully enclosed courtyard style garden with decorative paving & gate providing rear access.

**KITCHEN** Inset spotlights, double glazed window to front aspect. Range of wall & base units with worktop over & tiled splashbacks. Stainless steel 'Bosch' cooker hood with splashback, stainless steel gas hob with 'Bosch' oven beneath. Integrated fridge/freezer, dishwasher, space & plumbing for washing machine. Radiator, tiled flooring.

**CLOAKROOM** Inset spotlights, double glazed opaque window to front aspect, toilet with basin & mirrored cabinet over, tiled splashbacks & radiator.



FIRST FLOOR LANDING Two ceiling lights, radiator.

LIVING ROOM/BEDROOM 14' 6" x 12' 1" (4.42m x 3.69m) Two ceiling lights, two double glazed windows to rear aspect, radiator.

BEDROOM 14' 6" x 7' 9" (4.42m x 2.38m) Ceiling light, two double glazed windows to front aspect.

FAMILY BATHROOM Inset spotlights, bath with shower over & screen, toilet & basin, all with tiled splashbacks. Shaver point, built in mirrored cabinet & shelving, heated towel rail style radiator, tiled flooring.

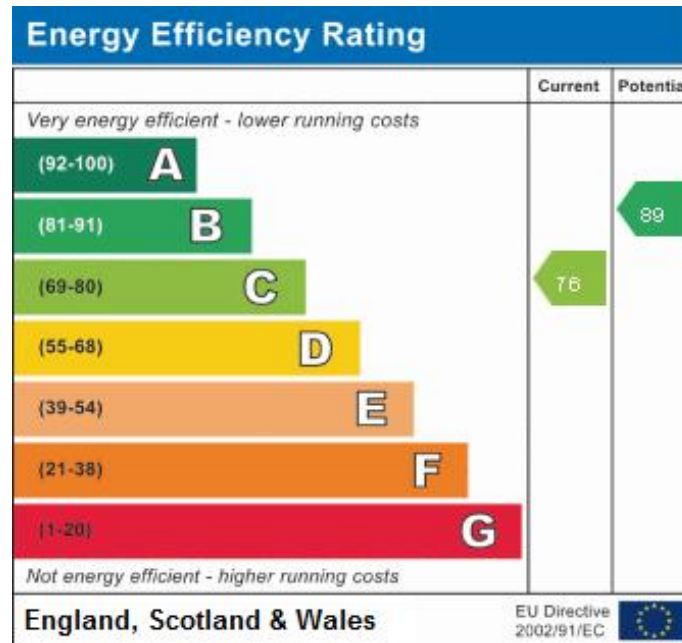
SECOND FLOOR LANDING

MASTER BEDROOM 10' 6" x 10' 4" (3.21m x 3.17m) Ceiling light, double glazed window to rear aspect, built in double wardrobes with hanging rails & shelving.

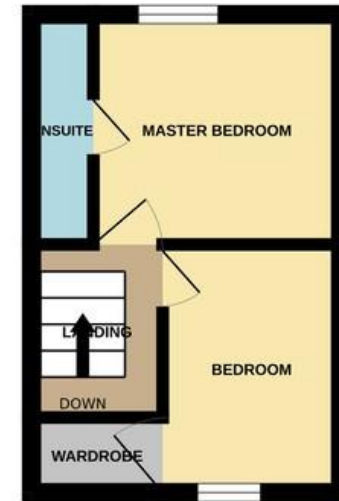
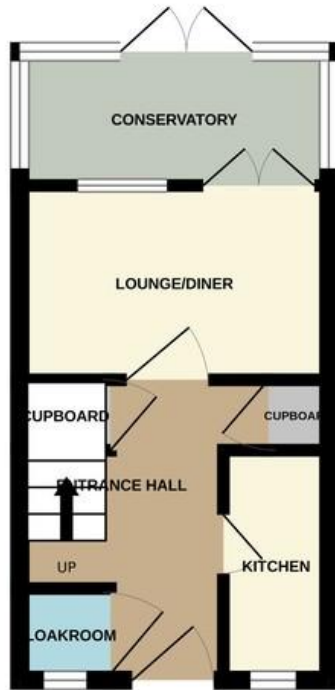
ENSUITE SHOWER ROOM Inset spotlights, enclosed shower cubicle, toilet & basin, all with tiled splashbacks. Shaver point, with mirrored cabinet, tiled flooring.

BEDROOM 10' 4" x 9' 4" (3.17m x 2.87m) Ceiling light, loft hatch, double glazed window to front aspect. Large built-in wardrobe with shelving & hanging rail, radiator.

PARKING Permit for one vehicle.







## Martin & Co Poole

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