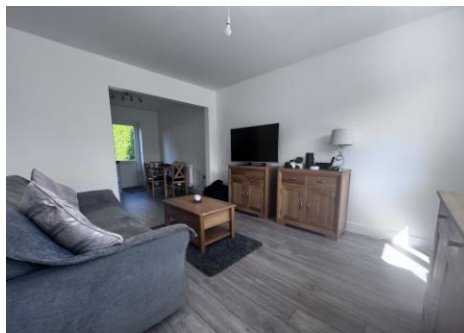


**31A Roberts Road, Poole, BH17 7HE**

**£307,500  
Freehold**



**An excellent opportunity to acquire a three bedroom detached house having only recently been constructed. The property provides three bedroom accommodation together with a bathroom, whilst on the ground floor there is good size living accommodation including a kitchen/dining room with access out to the sunny secluded rear garden. There is excellent parking to the front, the provision of solar energy and a private enclosed garden with a pleasant south westerly aspect. Early viewing is strongly advised.**

## UPVC DOUBLE GLAZED DOOR TO:

### ENTRANCE HALL Radiator

**CLOAKROOM** Suite comprising close coupled WC, pedestal wash hand basin, heated towel rail, wall mounted extractor fan

**LIVING ROOM** 14' x 11' (4.27m x 3.35m) Radiator, power points, internet connection (throughout the house), TV point, window to front elevation, through way to:

**BRIGHT & AIRY KITCHEN/DINING ROOM** 14' x 9' 6" (4.27m x 2.9m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and additional kickbacks, inset stainless steel single bowl sink unit, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, built under electric oven, integrated gas hob with extractor hood above, cupboard housing wall mounted Ideal gas combi boiler, radiator, window overlooking rear garden, UPVC double glazed door leads out to the patio

### FROM THE ENTRANCE HALL, AN EASY TREAD STAIRCASE LEADS TO:

**FIRST FLOOR LANDING** Access to loft space via folding ladder to boarded loft area with insulation and a light, window to side elevation

**BEDROOM 1** 10' 10" x 9' 2" plus wardrobe recess (3.3m x 2.79m) Radiator, recess suitable for built in wardrobe, window to front elevation

**BEDROOM 2** 9' 10" x 6' 8" (3m x 2.03m) Radiator, window overlooking rear garden

**BEDROOM 3** 9' 10" x 6' 8" (3m x 2.03m) Radiator, window overlooking rear garden

**BATHROOM** White suite comprising panelled bath with mixer taps and shower attachment, close coupled WC, pedestal wash hand basin, tiled walls, heated towel rail, medicine cabinet, window to front elevation

**AGENTS' NOTE** This new build property has been constructed in accordance with the latest building regulations and therefore has the benefit of 1kw of solar energy which will offer some subsidy to home electrical bills. There is also a car charging point.



**OUTSIDE - FRONT** To the front of the property is a full width driveway providing excellent off road parking and a car charging point, a paved footpath leads alongside one boundary and dog leg return then continues to the front door. From here the pathway leads alongside the property to a timber panelled gate providing side access to:

**OUTSIDE - REAR** A secluded south westerly facing rear garden which is laid to lawn bordered by close boarded timber panelled fencing and mature griselinia hedging, there is a timber garden store, patio area and an outside tap.

**COUNCIL TAX BAND** To be confirmed.

**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: 15155**



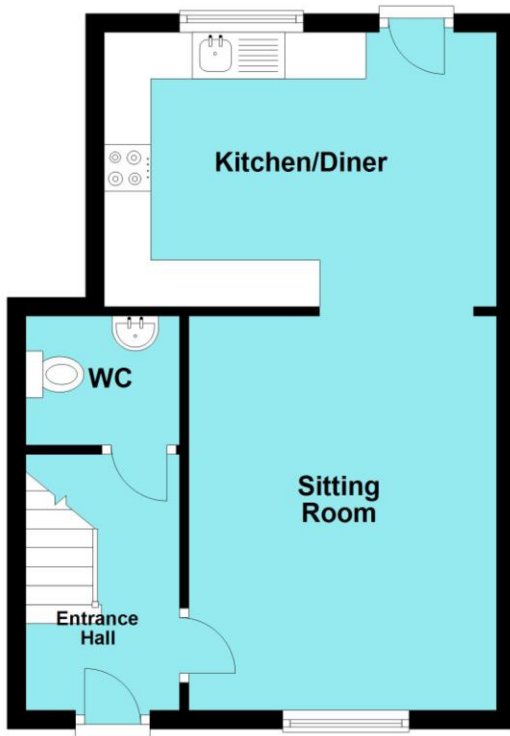
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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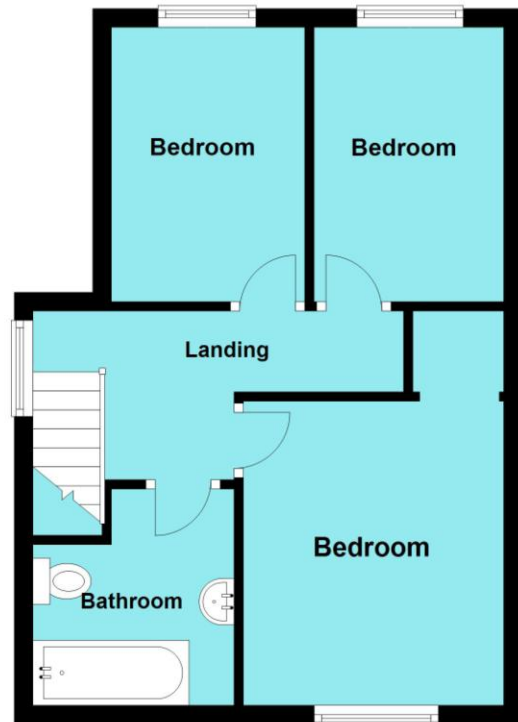
### Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.3 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.



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