



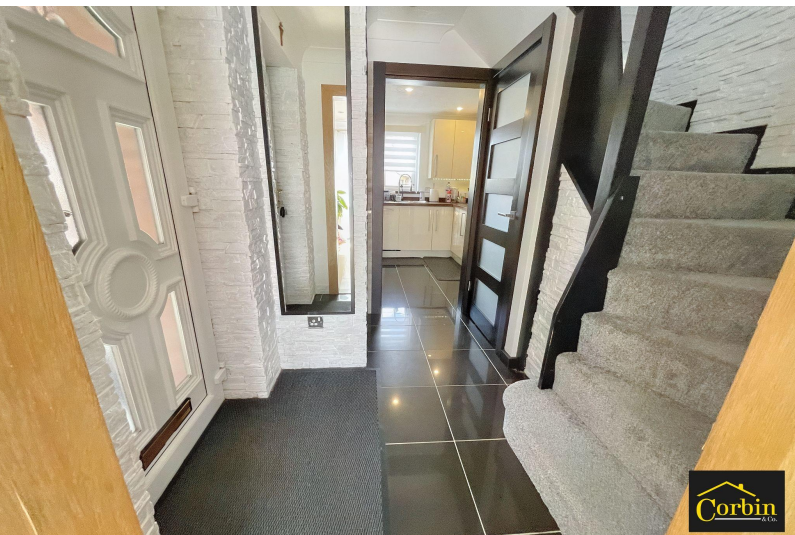
Tollard Close, Poole, Dorset

3 1 1

Asking Price £350,000

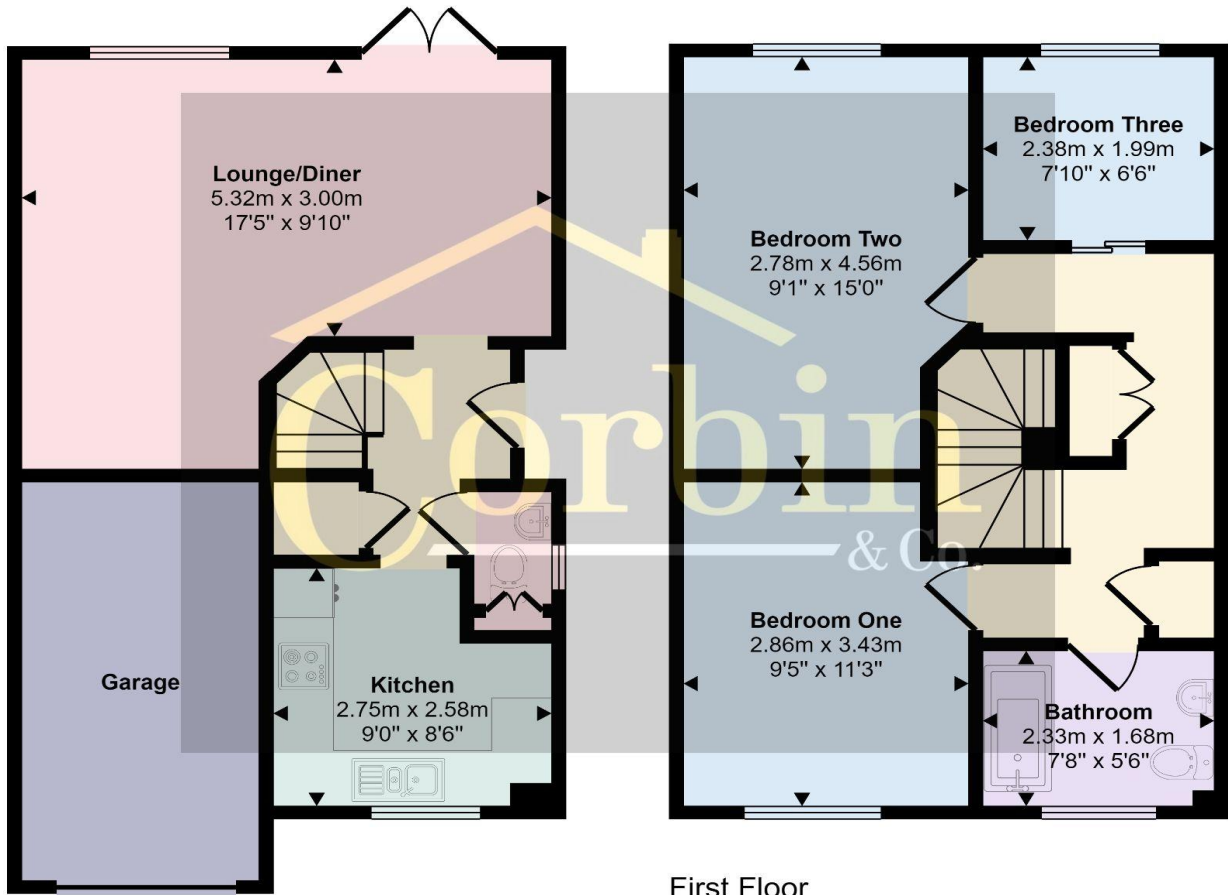


Nestled within the desirable Tollard Close, Poole, Dorset, BH12 this impeccably presented three-bedroom semi-detached residence stands as a testament to exquisite family living. Characterized by its exceptional design and thoughtful layout, the home boasts an array of features including off-road parking, an integral single garage, and a meticulously landscaped rear garden. Drawing your gaze from the road, an inviting low-maintenance frontage and a spacious driveway beckon, providing off-road parking and granting access to the integrated garage, conveniently equipped with plumbing and drainage for a washing machine. Approach the property through a side entrance, leading into a stylish entrance hallway that exudes a sense of sophistication. A staircase ascends to the first floor, a convenient under-stair storage cupboard underscores the home's practicality. A modern cloakroom graces this space, while doors extend to all ground floor areas. The kitchen epitomizes modern functionality, adorned with a collection of sleek high-gloss storage units complemented by elegant work surfaces. The integrated cooker, four-ring gas hob with a stainless steel cooker hood above, and the provision for an upright fridge/freezer harmonize seamlessly. A stainless steel sink with mixer taps commands a view over the frontage, infusing the space with a sense of purposeful design. The captivating 'L-shaped' lounge/diner beckons attention, offering an enchanting view of the landscaped garden through French doors that unveil a charming patio area. This expansive room accommodates a versatile range of living and dining furnishings, ensuring ample space for family and friends to gather. The first floor hosts three inviting bedrooms, each benefiting from the modern family bathroom. The main bedroom features fitted wardrobes, seamlessly combining style and functionality. The rear garden unfolds in a series of picturesque tiers, each contributing to a seamless outdoor experience. The enchanting patio, adjoined to the property, provides an ideal setting for outdoor entertainment and al-fresco dining. Ascend to the second level, graced by a serene shingle expanse bordered by a flower bed, complete with a sheltered cooking area. The third tier, showcasing an artificial lawn, ensures effortless maintenance, while the uppermost tier, enveloped by a privacy-providing hedge, boasts a shingled terrain that offers breathtaking panoramic views over the neighboring rooftops. Across the road, a verdant expanse beckons as an idyllic play area for children, while a short stroll leads to the Bourne Valley Nature Reserve, a haven for picturesque walks and leisurely dog outings. This exceptional property is a treasure trove of features, awaiting discovery through firsthand viewing. Experience the lifestyle it offers, a harmonious blend of comfort, elegance, and convenience that promises to captivate and delight. To book an appointment to view please call us on 01202 519761.





Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

01202 519761

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