





HOUSE AND SON

House and Son are delighted to be able to offer for sale this exceptional versatile home in the ever popular tree lined Manor Avenue in Poole. This chalet style home is situated in a much sought after location within close proximity to local amenities including schooling, shopping and road travel links. A thoughtfully designed home with appeal for all - from an extended family home, through to an informal ground floor annex potential. The accommodation comprises of 6 bedrooms (2 on the ground floor), kitchen, separate utility room, lounge/diner, large pavilion style conservatory, bathroom, shower room and 3rd W.C. The overall room sizes are generous throughout. There is forecourt parking to front with parking for several vehicles, driveway to side leading to detached double garage and further parking. There is a delightfully landscaped rear garden (approximately 110ft) with lawned areas and shrubs. Viewing comes highly recommended to appreciate this beautiful home.

RECESSED PORCH

Tiled floor. Panelled front door with obscure leaded and stained glass detail.

ENTRANCE HALL

"L"-shaped communicating hallway with all principal rooms leading off. Two radiators. Tall ceiling.

UNDERSTAIR CLOSET

Understair storage for general items and airing cupboard with pre-lagged tank fitted immersion storage.

LOUNGE/DINER

Dual set double glazed patio doors with direct access onto pavilion style conservatory with view over the landscaped gardens.



LOUNGE AREA

15' 0" x 14' 1" (4.57m x 4.29m)

Inset "floating" electric fire. TV media point. Coved ceiling. Radiator. Wall light points. Archway to dining area.

DINING AREA

14' 11" x 7' 1" (4.55m x 2.16m)

Radiator. Access onto conservatory. Built in two door storage cabinet.

FAMILY CONSERVATORY

21' 3" x 9' 10" (6.48m x 3m)

Shaped pavilion style conservatory with full height double glazed windows, inset double glazed French doors, direct access and view over landscaped gardens. Wall light points. Pavilion style roof. A really charming space with an abundance of natural light and vantage view over the landscaped gardens.

KITCHEN

17' 6" x 7' 5 plus recess" (5.33m x 2.26m)

(Access to dining room and entrance hall). Oversized window to side. Panelled double glazed door with obscure double glazed inset, access to driveway. Two and half bowl stainless steel sink unit and drainer, mixer taps over. Fitted range of eye level cabinets, two tall larder cupboards. Breakfast bar with space for several stools. Fitted range of base units incorporating drawers, roll top work surfaces over, part tiled walls. Space for cooker, cooker filter hood over. Space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge/freezer. Wall mounted gas fired boiler.

UTILITY ROOM

9' 6" x 8' 6" (2.9m x 2.59m)

Obscure double glazed window to side. Stainless steel sink unit and drainer, mixer taps over. Range of fitted eye level units, complementing range of base units, roll top work surfaces over, part tiled walls. Space and plumbing for washing machine, space for fridge/freezer.



GROUND FLOOR BEDROOM ONE

14' 11 into bay" x 11' 10" (4.55m x 3.61m)

Double glazed bay window to front, outlook over front garden/parking. Radiator.

GROUND FLOOR BEDROOM TWO

13' 8 into bay" x 11' 1" (4.17m x 3.38m)

Double glazed bay window to front. Radiator. Wooden effect flooring.







GROUND FLOOR BATHROOM

8' 6" x 6' 1" (2.59m x 1.85m)

Obscure double glazed window to side. Tiled walls. Bath with mixer taps over, shower attachment. Circular feature wash hand basin with storage. Low level WC. Corner glazed shower cubicle with hinged glass door, folding seat, "T"-bar thermostatic shower with overhead shower and hand held shower attachment.

GUESTS SEPARATE WC

8' 6" x 2' 10" (2.59m x 0.86m)

Obscure double glazed window to side. Low level WC, wall mounted wash hand basin. Radiator.

AGENTS NOTE

Ground floor bedroom one, ground floor bedroom two, utility and ground floor bathroom can be used as an informal annexe.

STAIRS TO FIRST FLOOR LANDING

Stairwell to first floor landing, easy tread stairs with all principal rooms leading off the "L"-shaped landing. The landing reception room has natural light owing to the dimmer double glazed window to side. Light and bright communicating landing space.

AGENTS NOTE

Landing space 15' 7" x 10' 1 max" (4.75m x 3.07m).

FIRST FLOOR BEDROOM THREE

15' 1" x 7' 9" (4.6m x 2.36m)

Double glazed window to rear with full view over the private landscaped southerly aspect rear gardens. Radiator. Part sloped and coved ceiling. Built in wardrobes with mirror fitted doors.

FIRST FLOOR BEDROOM FOUR

12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed window to side. Radiator. Access to eaves space/storage.

FIRST FLOOR BEDROOM FIVE

12' 3" x 8' 2" (3.73m x 2.49m)

Double glazed window to side with view over the tree lined Mature Avenue. Radiator.

FIRST FLOOR BEDROOM SIX

8' 7" x 8' 6" (2.62m x 2.59m)

Double glazed window to side. Radiator.

FIRST FLOOR SHOWER ROOM

5' 8" x 4' 9" (1.73m x 1.45m)

Obscure double glazed window to side. Corner shower cubicle, fitted tray, sliding door entry, fitted electric shower. Tiled walls. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE FRONT

Low boundary wall. The front garden has been made into additional parking for several cars.

DRIVEWAY

8' 11" x 8' 5 approx" (2.72m x 2.57m)

Wide driveway to side, extending through to rear garden and double garage.

REAR GARDEN

110' 0 depth" x 33' 0 width" (33.53m x 10.06m)

Southerly aspect. A delightful garden being landscaped with various seating areas. The cobble stone paving blending with the green lawned areas. The garden is southerly aspect with wall and fence enclosures. A striking feature is the "wildness" garden to rear which has a wealth of natural wild life. A very private and inviting space.

DOUBLE GARAGE

25' 0" x 16' 0" (7.62m x 4.88m)

Double garage with pitched roof. Power and light. Outside light points. Outside tap.





Total area: approx. 180.3 sq. metres (1940.2 sq. feet)

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Energy performance certificate (EPC)

13 Manor Avenue POOLE BH12 4LD	Energy rating D	Valid until: 30 July 2033 Certificate number: 6800-7993-0922-3277-3373
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Property type
Detached house