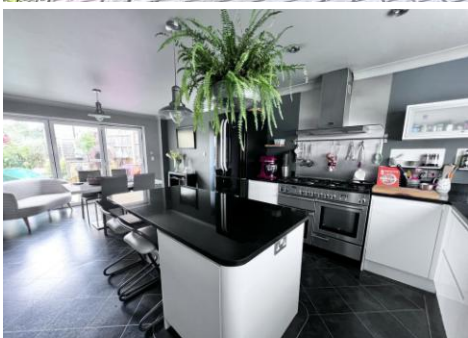


15 Royster Close, Poole, BH17 9LQ

**£575,000
Freehold**



A spacious and beautifully presented five bedroom family home in a popular and convenient location in Poole. The property has noticeably been modernised and lived in with love by the current owners for many years and viewing is highly recommended. The property is versatile in accommodation to comprise a large lounge, contemporary kitchen/dining/day room, separate utility, downstairs cloakroom, five bedrooms and three bathrooms (two en-suites). The rear south facing garden has been landscaped with so much creativity in order to enjoy the outdoors, to include composite decking areas, and a timber built outdoor room with overhead cover with electricity, lighting and an outdoor heater. Viewing is highly recommended in order to appreciate this home.

OPEN PORCH With UPVC opaque double glazed front door to:

ENTRANCE HALL 14' 11" x 3' 7" and 13' 7" x 4' 10" (4.55m x 1.09m) Panelled doors lead to all principle rooms and integral garage, Karndean flooring, two radiators, large cupboard for storage

DOWNSTAIRS WC White suite to comprise low flush wc, wall hung sink unit, maosaic style splash backs and inset display with feature lighting, Karndean flooring, radiator, extractor fan

LOUNGE 23' 1" x 12' 1" (7.04m x 3.68m) UPVC double glazed window and UPVC sliding patio doors to rear elevation overlooking the rear south facing garden, oak style Karndean flooring, two gas radiators

KITCHEN/DINING ROOM 22' 7" x 10' 7" (6.88m x 3.23m) An ultra stylish contemporary kitchen with a large range of white high gloss handleless units to base level and glazed display wall units, large pan drawers and a central island providing a breakfast bar and storage under, granite work surfaces, stainless steel one and a half bowl sink unit with mixer tap over, space for Rangemaster oven with 4 separate compartments and 6 ring gas hob with Rangemaster extractor hood over, space for dishwasher, triple aspect with UPVC double glazed window to front elevation with white fitted shutter blinds, UPVC bi-fold doors to the rear elevation and UPVC door to the side elevation. Under floor heating. Karndean flooring

UTILITY ROOM A spacious utility with a range of white modern base units with roll top work surface over and tiled splashback, butler style ceramic sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, Karndean flooring, gas radiator, UPVC double glazed window and fitted shutter blinds to front elevation. Cupboard door to pantry for storage

STAIRS LEAD TO:

FIRST FLOOR LANDING 17' 2" x 6' 4" (5.23m x 1.93m) Balustrade enclosing stairs, doors leading to all rooms

BEDROOM 1 14' 6" x 8' 6" (4.42m x 2.59m) UPVC double glazed window to front elevation with white shutter blinds fitted, double doors to built in wardrobe, door leads to:

EN-SUITE SHOWER ROOM Modern fitted shower room with fully tiled shower cubicle with wall mounted shower with glazed door, ceramic sink unit with mixer tap over and cupboard below, low flush wc, gas radiator, opaque UPVC window to side elevation

BEDROOM 2 11' 7" x 11' max. (not including walk way in) (3.53m x 3.35m) UPVC double glazed window to front elevation with white fitted shutter blinds, gas radiator. Door to walk in wardrobe fully fitted with ample drawers and hanging rails opening through to:

EN-SUITE BATHROOM Modern white bathroom with large double walk-in shower cubicle, fully tiled with over head rainfall shower head, twin sinks with mixer taps over and storage cupboards below, tiled splash backs, heated towel radiator, opaque UPVC double glazed window to rear elevation



BEDROOM 3 11' 8" x 10' 7" (3.56m x 3.23m) UPVC double glazed window to rear elevation, gas radiator

BEDROOM 4 9' 9" x 7' 3" (2.97m x 2.21m) UPVC double glazed window to front elevation with white fitted shutter blinds, radiator, built in wardrobe for storage

BEDROOM 5 8' 8" x 6' 9" (2.64m x 2.06m) UPVC double glazed window to rear elevation, radiator

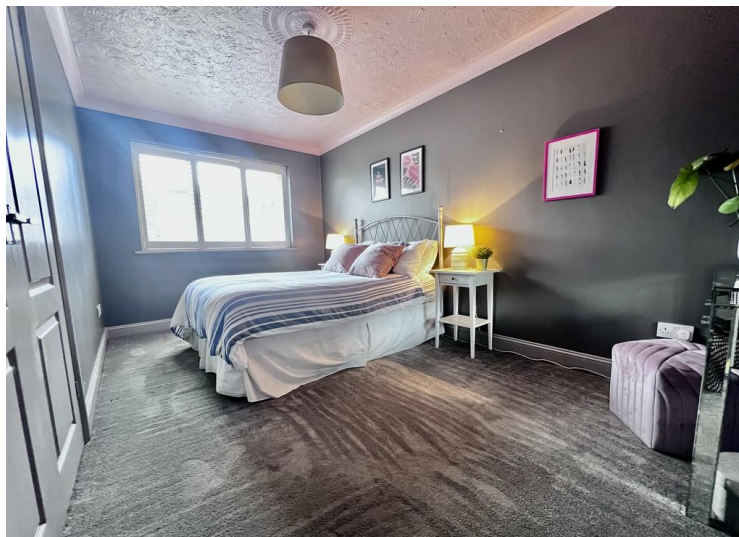
FAMILY SHOWER ROOM Stylish newly fitted shower room with fully tiled walls and large walk-in double shower with waterfall shower head and enclosed via glazed door, wall hung ceramic sink unit with mixer tap over and enclosed flush WC, tiled flooring, heated chrome towel rail, Velux window to rear elevation

OUTSIDE - FRONT Block paved driveway for two vehicles with some plants and shrubs to the front garden area with side gates providing access to both side of the property. **INTEGRAL GARAGE** measuring 17' 10" x 8' 9" with up and over garage door, light and power and housing the Glow Worm gas boiler

OUTSIDE - REAR A mature landscaped south facing rear garden mostly on one level with a few steps to a lower level with an area for a shed. The current owners have built a gorgeous sheltered outdoor lounge area, built with hardwood, outdoor lighting and power with over head heater and fire pit. Other areas include a composite decking area for 'Al fresco' dining, a brick built wood fired oven and small waterfall feature and a lawn with mature planted borders. This garden really does bring the indoors outdoors and due to its south facing nature, it truly is a huge benefit to this family home.

COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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: 15246**

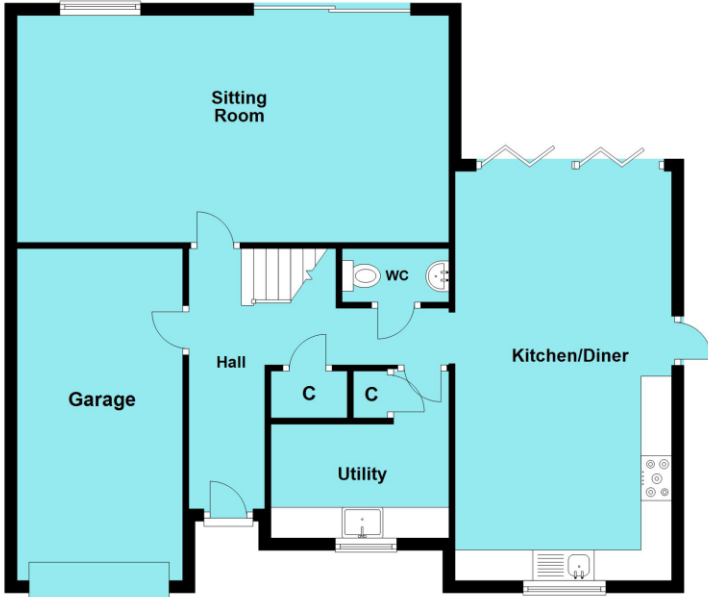


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	



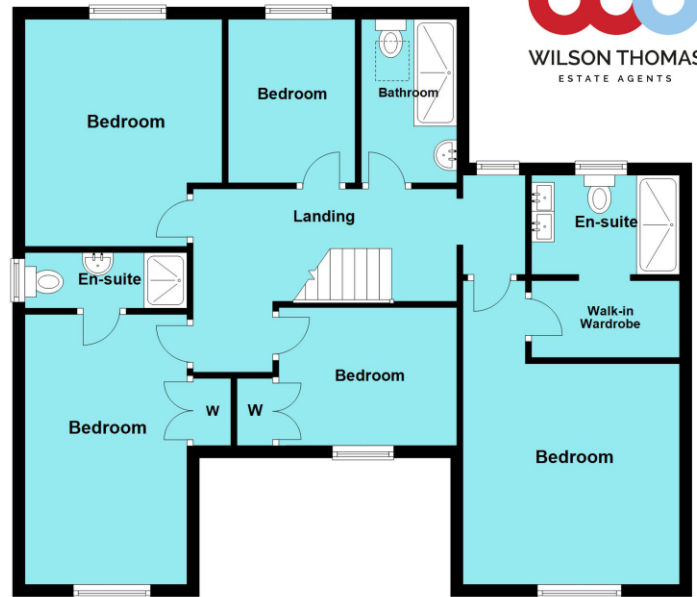
Ground Floor

Approx. 85.3 sq. metres (918.0 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.1 sq. feet)



Total area: approx. 163.9 sq. metres (1764.2 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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