

**27 Churchill Crescent, Parkstone,
Poole, BH12 2NG**

**£385,000
Freehold**



A beautifully presented three bedroom semi detached house quietly situated within a small cul de sac. The property has recently been refurbished creating a stylish and contemporary family home which offers light and spacious accommodation comprising enclosed entrance porch, hallway, sitting room, an open plan kitchen/dining/family room with doors out onto a rear terrace, cloakroom, three bedrooms and a new contemporary bathroom. Other features include gas central heating, double glazing, private rear garden with workshop and a driveway. Offered for sale with no forward chain.

APPROACH Across the block paved driveway to:

FULLY ENCLOSED ENTRANCE PORCH With tiled floor and three obscure glazed windows, UPVC front door to:

ENTRANCE HALL Staircase to first floor, laminate flooring, UPVC double glazed side aspect window, radiator

CLOAKROOM Comprising low flush WC, sink with chrome mixer tap, half tiled walls, UPVC double glazed side aspect window, vinyl flooring

LOUNGE 14' 1" into bay x 10' 11" (4.29m x 3.33m) UPVC double glazed front aspect bay window, laminate flooring, radiator, ornamental fire surround

A DOOR FROM THE HALLWAY OPENS INTO:

KITCHEN/DINING/FAMILY ROOM 14' 9" narrowing to 12' 10" x 17' 6" narrowing to 6' 9" (4.5m x 5.33m) Recently fitted kitchen comprising base and wall mounted cupboards and drawers with complementary work surface areas having ceramic tiled splashbacks, one and a half bowl stainless steel sink unit with chrome swan neck mixer tap, stainless steel electric oven with four ring electric hob and matching extractor fan above, integrated fridge and freezer, integrated dishwasher, space and plumbing for automatic washing machine, central island unit comprising fitted cupboards and incorporating a breakfast bar area, laminate flooring, UPVC double glazed rear aspect window, radiator, UPVC double glazed double doors give access onto the rear terrace and part obscure UPVC door to side

FIRST FLOOR LANDING UPVC double glazed obscured side aspect window, loft hatch

BEDROOM 1 14' 1" x 11' (4.29m x 3.35m) UPVC double glazed front aspect bay window, radiator

BEDROOM 2 12' 10" x 10' 11" (3.91m x 3.33m) UPVC double glazed rear aspect window with views, radiator, built in cupboard housing gas fired central heating boiler

BEDROOM 3 8' x 6' 2" (2.44m x 1.88m) UPVC double glazed front aspect window, radiator

BATHROOM Fitted with a new white contemporary suite comprising panel enclosed bath with mains shower with rainfall shower head, shower screen, wash hand basin with cupboards under, low flush WC, fully tiled walls, chrome ladder style heated towel rail, extractor fan, UPVC double glazed obscure side aspect window, vinyl flooring, recessed ceiling spotlights



OUTSIDE - REAR Immediately abutting the rear of the house is a decked raised terrace enclosed by a low level ornamental brick wall. A concrete pathway extends to the rear of the garden and is bordered by an area of lawn with a further area at the rear which has been laid to shingle. There is a metal garden shed and a detached workshop measuring 19' 1" x 7' 2" narrowing to 6' 2". A covered pathway extends down one side of the property where there are a pair of wrought iron gates giving access to the front driveway.

OUTSIDE - FRONT There is a herringbone brick paved driveway providing off road parking for two cars and there is also a small area which has been laid with artificial lawn.

COUNCIL TAX BAND 'C' 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.

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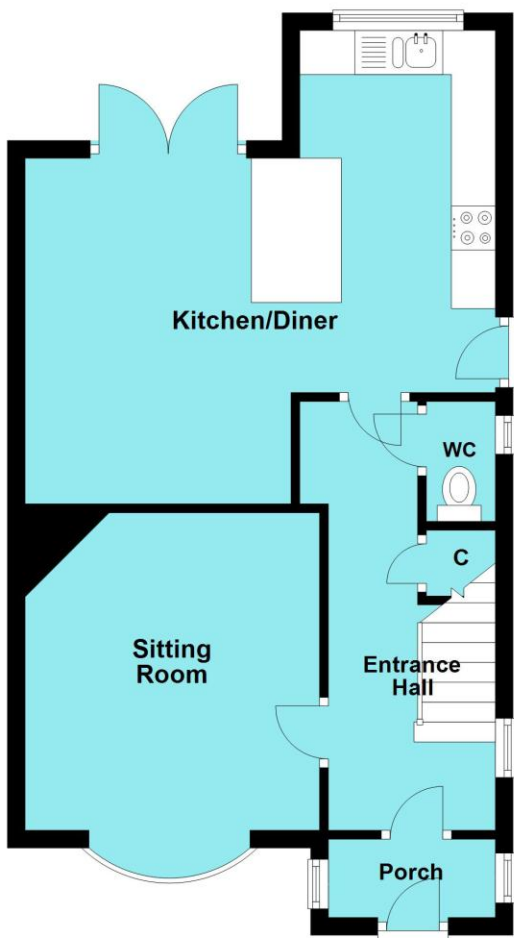


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



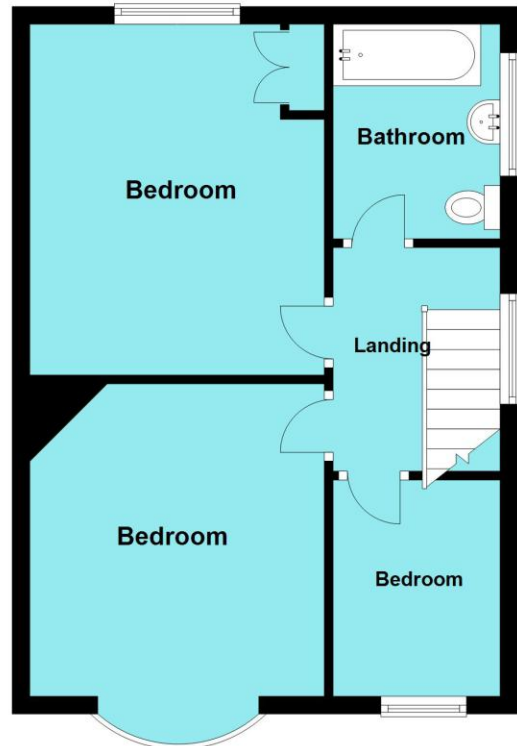
Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 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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