

**9 Kinson Avenue, Poole, BH15 3PH**

**£565,000  
Freehold**

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**A five bedroom detached chalet bungalow with outstanding and far reaching views towards Poole Harbour, the Purbeck Hills and surrounding area. The property has been recently reconfigured and updated and now provides generous and versatile family sized accommodation comprising entrance hall, open plan sitting/dining/kitchen, two ground floor bedrooms with a modern shower room, landing, three further bedrooms and bathroom including a spectacular master bedroom which incorporates a large dressing room and ensuite and takes full advantage of the wonderful views. Vendors suited.**

**APPROACH** The property is approached via a concrete pathway which extends partially down one side to the front door

**ENTRANCE HALL** Recessed ceiling spotlights, staircase to first floor, panelled radiator, engineered oak flooring

**BEDROOM** 14' 4" x 12' into bay (4.37m x 3.66m) UPVC double glazed window to front aspect, panelled radiator, recessed ceiling spotlights

**SHOWER ROOM** White suite comprising fully tiled double shower enclosure with mains shower and rainfall shower head, sliding shower screen door, low flush WC, pedestal wash hand basin, fully ceramic tiled walls, chrome ladder style heated towel rail, recessed ceiling spotlights, UPVC obscure double glazed side aspect window, built in storage with shelving

**BEDROOM** 10' x 9' 3" (3.05m x 2.82m) UPVC double glazed front aspect window, panelled radiator

**KITCHEN/DINING/FAMILY ROOM** 23' 4" x 18' 9" (7.11m x 5.72m) A bright and spacious open plan kitchen/dining/family room with full width Upvc double glazed windows and double doors which open out onto a raised terrace with far reaching views towards Poole Harbour and The Purbeck hills. The kitchen area is fitted with a range of units comprising base and wall mounted cupboards and drawers with complementary worktops, gas cooker point, stainless steel extractor hood, island unit which incorporates one and a half bowl sink unit with chrome swan neck mixer tap, integrated dishwasher, further storage cupboards and breakfast bar. Recessed ceiling spotlights, engineered oak flooring, ample space for family dining table, two radiators, wall mounted air conditioning/heater

**FIRST FLOOR LANDING** Large roof light and further side aspect double glazed window, built in cupboard housing new hot water cylinder and gas central heating boiler

**BEDROOM** 15' 1" x 9' 6" (4.6m x 2.9m) Double aspect window UPVC double glazed front and side aspect windows, panelled radiator

**BEDROOM** 11' 9" x 10' 8" (3.58m x 3.25m) Double aspect with UPVC double glazed front and side aspect windows, panelled radiator

**FAMILY BATHROOM** White suite comprising panel enclosed bath with mains shower and rainfall shower head with tiled surround, low flush WC, wash hand basin with tiled splashback and cupboards beneath, space and plumbing for automatic washing machine and tumble dryer with worktop above and tiled splashback, chrome ladder style heated towel rail, large roof light, obscure glazed UPVC side aspect window

**MASTER SUITE** A wonderful master bedroom suite which incorporates master bedroom, large dressing room and en suite bathroom

**MASTER BEDROOM** 21' 8" x 10' 5" (6.6m x 3.18m) The main focal point to the bedroom is a large double glazed picture window with double doors opening onto a Juliet balcony which offers panoramic and uninterrupted views towards Poole Harbour, the Purbeck hills and the surrounding area. Panelled radiator



**DRESSING ROOM** 10' 5" x 7' 1" (3.18m x 2.16m) Fitted with extensive open hanging space and further built in mirror fronted fitted wardrobes, large roof light, engineered oak flooring

**BATHROOM** White suite comprising of double ended panelled bath, fully tiled shower enclosure with mains shower with rainfall shower head, pedestal wash hand basin with cupboards beneath, enclosed cistern WC, recessed ceiling spotlights, chrome ladder style heated towel rail, obscure glazed UPVC side aspect window, tiled flooring

**OUTSIDE - REAR** Immediately abutting the rear of the house is a raised terrace with wrought iron balustrade enjoying far reaching views, steps then lead down to a further area of garden which is primarily laid to lawn enclosed by wood panelled fencing. There is a large covered area under the terrace which provides storage and could be re-purposed into a garden room. A concrete driveway extends down one side of the house via a wrought iron gate to the front.

**OUTSIDE - FRONT** To the front of the property is a concrete driveway and an area laid to shingle which could provide additional off road parking.

**COUNCIL TAX BAND 'D'** 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: 15310**



SPACE FOR EPC GRAPH



SPACE FOR FLOOR PLAN

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