

**37 Milne Road, Hillbourne, Poole,  
BH17 7ND**

**£385,000  
Freehold**

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Constructed approximately fourteen years ago is this well presented, three/four double bedroom detached home. The house benefits from gas fired heating with radiators and UPVC double glazing, a good size lounge with bay window, there is then a separate reception room which makes an ideal study or fourth bedroom and a ground floor cloakroom. To the first floor there is a good size landing with three double bedrooms and a family bathroom. The property is situated on a generous corner plot with a driveway and gardens to the front, further gardens to the side and then to the rear where there is access to a second driveway with off road parking for a number of vehicles. Within a moments' walk there are a number of local amenities including convenience store and takeaways and schooling for various age groups. The centres of Broadstone and Poole can be easily reached by car, bus and cycle route.

**PILLARED ENTRANCE CANOPY** With outside light, UPVC double glazed front door with adjoining side screen leads to:

**RECEPTION HALL** Coved smooth plastered ceiling, radiator, understairs storage cupboard

**GROUND FLOOR CLOAKROOM** Of a good size and comprising of a WC, wash hand basin with tiled splashback, radiator, coved smooth plastered ceiling and window

**LOUNGE/DINING ROOM** 18' 2" into bay x 12' 1" (5.54m x 3.68m) Coved smooth plastered ceiling with bay window to side aspect and UPVC double glazed doors to the rear garden, TV aerial connection, radiator

**STUDY/BEDROOM 4** 11' 4" x 9' 6" (3.45m x 2.9m) Coved smooth plastered ceiling, radiator, window to front aspect

**KITCHEN** 12' x 9' 10" (3.66m x 3m) A range of units comprising of one and a half bowl single drainer sink unit with centre mixer tap with adjacent roll top worksurfaces with drawers and base storage cupboard below with space and plumbing available for an automatic washing machine and dishwasher, integrated electric oven with four ring gas hob and extractor canopy over and space for an upright fridge/freezer. There are then eye level wall mounted units one of which conceals the Glow Worm boiler serving the heating and domestic hot water supply, coved smooth plastered ceiling with inset downlighting, radiator, partly tiled walls and a window with adjacent UPVC double glazed door leading to the rear garden

**STAIRCASE WITH HALF LANDING** And arch window to the front aspect, leads to:

**GALLERIED FIRST FLOOR LANDING** Radiator, coved smooth plastered ceiling and loft hatch giving access to the roof space

**BEDROOM 1** 14' x 9' 6" (4.27m x 2.9m) Coved smooth plastered ceiling, radiator, TV aerial connection and window overlooking the rear garden

**BEDROOM 2** 12' 1" x 12' (3.68m x 3.66m) Radiator, TV aerial point, window overlooking the rear garden

**BEDROOM 3** 13' 1" x 8' 1" max. (3.99m x 2.46m) Coved smooth plastered ceiling, window to front aspect, radiator

**BATHROOM** Of a generous size and comprising of a white panel enclosed bath with centre mixer tap and wall mounted shower attachment, wash hand basin with tiled splashback, WC, coved smooth plastered ceiling with extractor fan, window, radiator

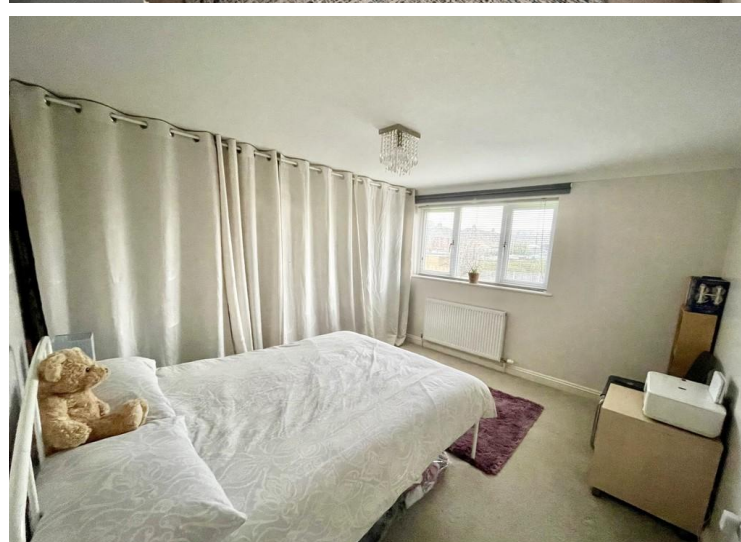
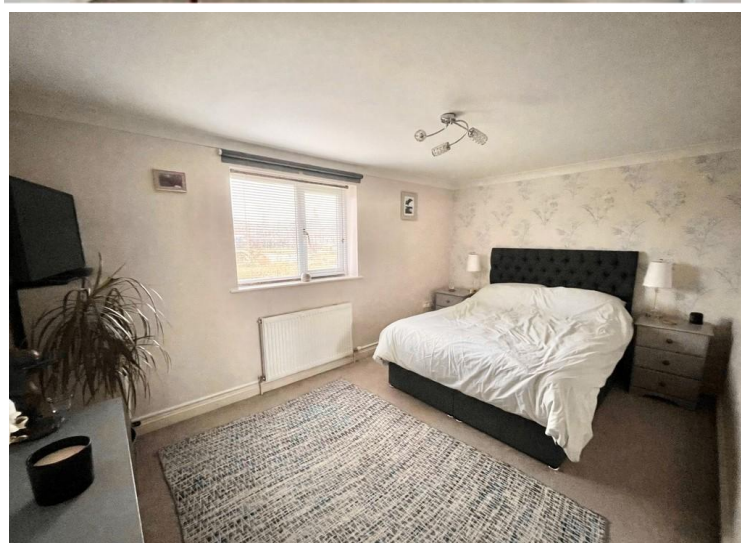


**OUTSIDE - FRONT** To the front of the property there is a tarmac driveway providing off road parking. The front garden has then been predominantly laid to lawn and enclosed to the front and side boundary by an established hedgerow, the front lawn is also punctuated by palms. The lawn extends to the right hand side of the house and in turn to:

**OUTSIDE - REAR** Directly to the back of the property there is a paved patio area leading to an area of lawn and then beyond this a generous double width tarmacadam driveway providing parking space for approximately six vehicles. To the corner of the garden there is space for a garden shed and the back garden is fully enclosed by either timber panelled fencing and established hedgerow and double timber gates return to the road.

**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: 15356**



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