



Denison Road, Poole BH17 7LT

£400,000







## PERFECT THREE BEDROOM BUNGALOW ON A LARGE PLOT

A perfect 3 bedroom bungalow with the opportunity for a loft conversion if required. The owner has lived there for the past 18 years. Denison Road is a quiet road but its location is convenient for shopping, walks and sport as well as easy access to Poole, Broadstone and out of the area.

The tarmac drive can fit up to 6 cars or there is an ideal pull-in spot for a caravan. The garage is large with power and light and extra storage. The South facing back garden is low maintenance and includes a timber shed and 4 water butts. The kitchen has fully integrated appliances including a water softener and microwave. All 3 bedrooms have fitted wardrobes.

All the windows are double glazed and with a Baxi 600 combi boiler (new June 2021) and living room log burner focal point, the owner advises that it is economical on electricity/gas bills.

Lovely area, lovely bungalow.



## KEY FEATURES

- Well maintained 3 bedroom bungalow on a large plot of over 3600 sq ft.
- Owner has lived here for 18 years
- Gas central heating and double glazed windows-economical gas/electric bills
- Baxi 600 combi boiler new in June 2021
- Immaculate large garage with power and light plus storage
- Drive parking for up to 6 cars (or space for a caravan)
- Opportunity for loft conversion
- South facing easy maintenance back garden
- Focal log burner in the living room
- All bedrooms with fitted wardrobes







### Front of the Property

Large tarmac drive with a raised shrub area. Enough space for 6 cars or cars and a caravan. Outside water tap and light.

### Garage

An immaculate large garage with power and light. Additional storage space at the rear. Up and over door plus side French doors accessed from the garden.

### Back Garden

Accessed from tall timber gates off the drive and also from the kitchen and living area. Paved patio with shingle areas including focal centrepiece. Timber fencing and mature shrubs surround. South facing. 4 water butts and a timber shed. Easy maintenance.



### Entrance Hall

Part-glazed front door leading to an internal porch. The hall has a hard vinyl timber effect floor and a thermostatically controlled radiator.

### Loft

A large loft with loft ladder, light and insulation. There is the opportunity for a loft extension as some of the neighbours have done.

### Living Room/Dining Room

Carpeted. Double French doors leading to the rear garden. Fitted gloss fronted display and storage units. TV point, ceiling lights, 2 x thermostatically controlled radiators. Feature log burner.



### Kitchen

Mushroom and white gloss storage units with timber effect work surfaces and inset stainless steel sink and drainer. Breakfast bar. Integrated appliances include Electrolux hob, Electrolux double oven, Electrolux microwave, fridge, freezer, washing machine, extractor hood and Pureflow water softener. Baxi 600 combi boiler new 2021 and serviced annually. Inset lights. Hard vinyl timber effect flooring. Side window with venetian blind. Rear window and part glazed back door leading to the back garden.

### Bedroom 1

Carpeted, triple window with fitted venetian blinds, thermostatically controlled radiator, ceiling light, fitted cream wardrobes.



### Bathroom 2

Triple bay window with fitted venetian blinds. Carpeted, ceiling light, thermostatically controlled radiator, fitted wardrobes.

### Bedroom 3

Carpeted, thermostatically controlled radiator, side window, ceiling light. White gloss fitted wardrobes and storage cupboards.

### Bathroom

Bath with fixed shower over, loo, sink, heated towel ladder. Inset lights. Mainly tiled, hard vinyl flooring, obscured window.



## ADDITIONAL INFORMATION

**Freehold**

**Annual Council Tax 2023/24: Band D £2,048.24 payable**

**Energy Performance Certificate (EPC) Rating: D (65)**

**Connectivity & TV: Virgin cable in the road**

**Parking: Up to 6 cars**

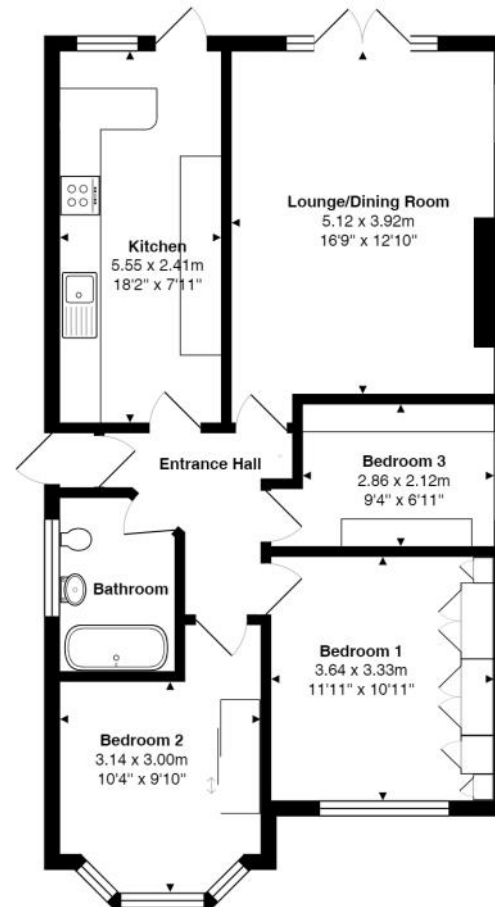
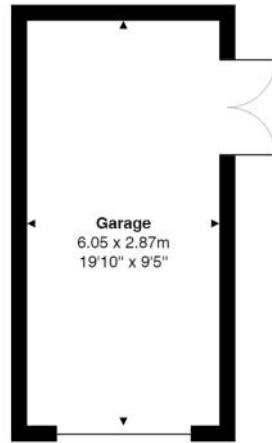
**Audible Alarm**

**Heating: Gas central heating via Baxi 600 combi boiler, new June 2021, serviced annually.**

**Plot Size: 3,602 sq ft**

**Viewings with 24 hours notice**

# FLOORPLANS



Total Area: 93.4 m<sup>2</sup> ... 1006 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## LOCAL AREA

Lovely location in a quiet road with heathland and countryside close by yet easy access to all amenities. You are very close to the expansive Canford Heath walk which starts in the Gravel Hill car park. Further up Gravel Hill are Arrowsmith coppice and Delph Woods, famous for a magnificent 200 year old oak 80ft high with a circumference of 13ft. You are close to the Castleman Trailway where you can walk all the way to Poole. And of course you are on the doorstep of The Cherries, our top flight premiership football club!

Broadstone Golf Course is nearby and for watersports you are 15 minutes from Poole Harbour. The harbour itself is the second largest natural harbour in the world (after Sydney) with many marinas capable of mooring the largest of yachts. Poole itself is the home of Sunseeker International. The natural harbour ensures safety and security for the yachts and the wonderful microclimate created by the Purbeck Hills makes for regular use of the water. The Purbecks, an Enesco World Heritage site is a destination for the cycling community and walkers. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed. The harbour is known to be the UK's safest venue for teaching children to windsurf and kitesurf.

Sandbanks beach by the Harbour is part of 7 miles of continuous award-winning Blue Flag beaches.

There is a very local playing field adjacent to Parkstone Grammar School. Broadstone playing fields are further up the hill and close by The David Lloyd Club has a gym, swimming pool and exercise classes. For shopping there is a Lidl within walking distance, an M&S Food Hall is in Broadstone and a giant Tesco Extra is 5 minutes away in the car. When in Broadstone a visit to Patisserie Mark Bennett will not disappoint. Poole town has both an Asda and a Sainsbury. There is easy access to major retailers such as Next, B&Q, Currys and Pets at Home. Locally in Broadstone, The Good Pub is a good pub! In Wimborne there are lots of pubs and restaurants - Renoufs and the Wimborne Pig are great. Being close to the New Forest you have an abundance of choice of country pubs and eateries. The Quay in Poole is famous for its array of pubs and restaurants. The Poole Arms, Rockfish, St Tropez Lounge and The Guildhall Tavern are recommended.

If you have children of school age there is a wide range of local Ofsted rated schools: Hillbourne Primary, Springdale First School and both grammar schools. Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker International, the RNLI and Merlin Entertainments all in the conurbation.

From Creekmoor you are approximately 2.5 hours from London by car. It is a couple of miles to the A31 with at least dual carriageway to the New Forest, Southampton and the UK motorway network. By rail from Poole and Bournemouth there are direct routes to London and Manchester. Bournemouth International Airport is the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

A wonderful lifestyle location. Just ask us if you want to know where to do something.











Viewing by appointment through the Vendor's sole agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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