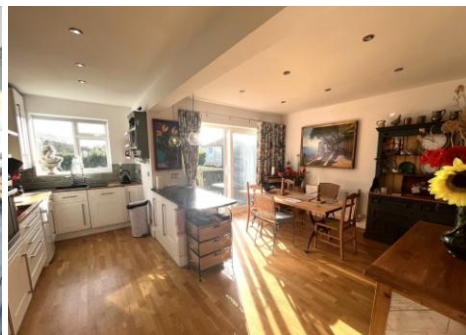


**Churchfield Road, Poole, BH15 2QL**

**£485,000  
Freehold**



Occupying a superb location within a sought after no through road a short walk away from Poole Park lies this wonderful detached family home. The well-proportioned light and airy living accommodation comprises of an entrance hallway, ground floor cloakroom, sunny aspect open plan lounge/kitchen/diner with patio doors leading out to a spacious sun deck with storage room below, three double bedrooms and stylish modern fitted bathroom. There is UPVC double glazing, gas fired central heating, large basement area with workshop and two separate rooms, which we feel could be used for storage of bikes or possibly water sport equipment, good size southerly aspect rear garden with summer house and a driveway provides off road parking.

**BRICK BUILT ARCH** With security light leads up to:

**COMPOSITE PART DOUBLE GLAZED OPAQUE DOOR**

With lead feature, this leads through to:

**ENTRANCE HALL** Smooth set ceiling, downlighters, smoke detector, radiator, stairs give access to the first floor accommodation, understairs storage, stainless steel light and power points, wood effect laminate flooring, which continues through to open plan living space and cloakroom.

**CLOAKROOM** Low flush WC, wall mounted vanity unit with wash hand basin, mixer tap, white gloss fronted storage cupboard below, sloping ceiling, light point, UPVC double glazed opaque window, wood effect laminate flooring, electric heater.

**OPEN PLAN LIVING SPACE:**

**LOUNGE AREA** 14' 5" x 11' 2" (4.39m x 3.4m) Smooth set ceiling, light point, UPVC double glazed bay window to front aspect, radiator, pebble effect electric fire with tiled inlay and mantel surround, TV point, chrome light and power points, lounge then leads through to:

**KITCHEN/DINING ROOM** 18' 2" x 12' (5.54m x 3.66m)

**KITCHEN AREA** 13' 8" x 6' 7" (4.17m x 2.01m) Comprising a range of white fronted units with matching soft close drawers all with stainless steel type handles, wooden butchers block, square edge worksurfaces incorporating Zanussi induction electric hob, Bosch stainless steel chimney style extractor hood above and to the side, Beko fan assisted oven and separate grill, large upright larder/storage cupboard, space for free standing appliances to include fridge/freezer and washing machine, integrated dishwasher, part tiled walls, smooth set ceiling, touch control downlighters, UPVC double glazed window, breakfast bar peninsular with quartz work surface, touch control pendant lighting above and space for two stools, wood effect laminate flooring.

**DINING AREA** 12' x 11' 5" (3.66m x 3.48m) Smooth set ceiling, touch control downlighters, radiator, continuation of the wood effect laminate flooring, chrome light and power points, UPVC double glazed sliding patio doors giving access out onto the spacious sun deck.

**RAISED SUN DECK** Providing a pleasant outlook and enjoying a sunny southerly aspect with fitted electric awning and external power point, ample space for table and chairs with steps leading down to the garden.

**FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Smooth set ceiling, light point, smoke detector, UPVC double glazed window to side aspect, cupboard housing the electric consumer unit, airing cupboard with hot water cylinder, slatted shelving for linen storage, chrome light points, doors then lead off to:

**BEDROOM 1** 12' x 12' in to wardrobe space (3.66m x 3.66m) Smooth set ceiling, light point, UPVC double glazed window to front aspect, radiator, along one wall there are fitted wardrobes with shelving and hanging space, locker storage above, dressing table to the centre with drawers below, TV point.



**BEDROOM 2** 12' 5" x 11' (3.78m x 3.35m) Smooth set ceiling, light point, UPVC double glazed window overlooking the garden, radiator, ample space for fitted or free standing bedroom furniture, TV point.

**BEDROOM 3** 14' x 7' (4.27m x 2.13m) Smooth set ceiling, light point, UPVC double glazed window to the rear aspect, radiator, space for fitted or free standing bedroom furniture, loft access hatch with fitted ladder, boarded, power and light.

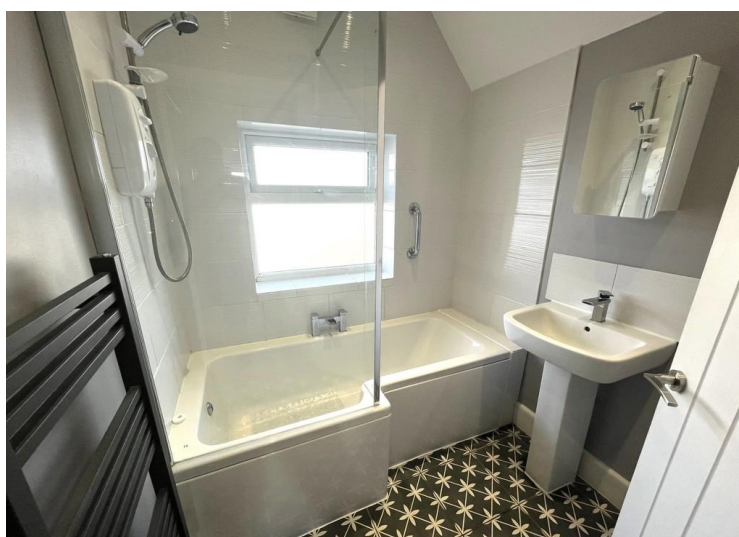
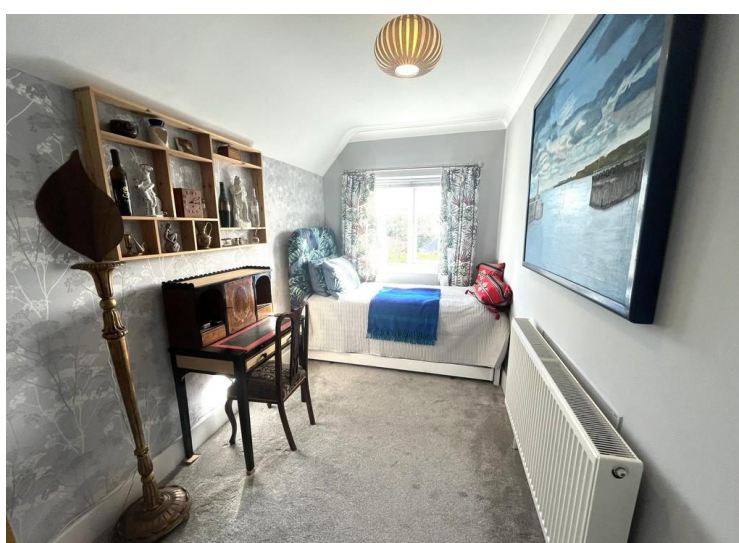
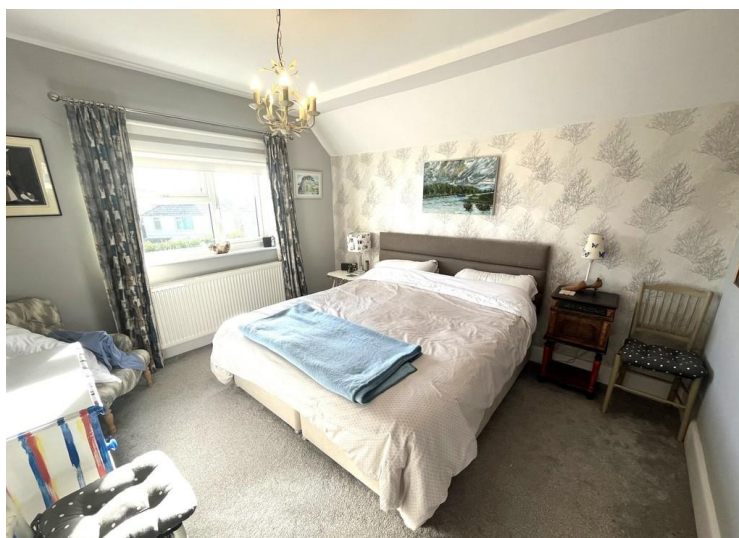
**BATHROOM** 6' 9" x 6' (2.06m x 1.83m) Comprising of a white three piece suite to include panel enclosed bath with electric shower, glass shower screen to the side with chrome trim, side waterfall mixer tap, pedestal wash hand basin with mixer tap and glass fronted storage cupboard above, low flush push button WC, UPVC double glazed opaque window, ladder style towel rail, smooth set ceiling, downlighters, tile effect floor.

**OUTSIDE - FRONT** A driveway provides off road parking with a selection of mature plants and shrubbery to the boundaries. A wooden latch gate gives access down the side of the property, external power point, a further gate leads through into:

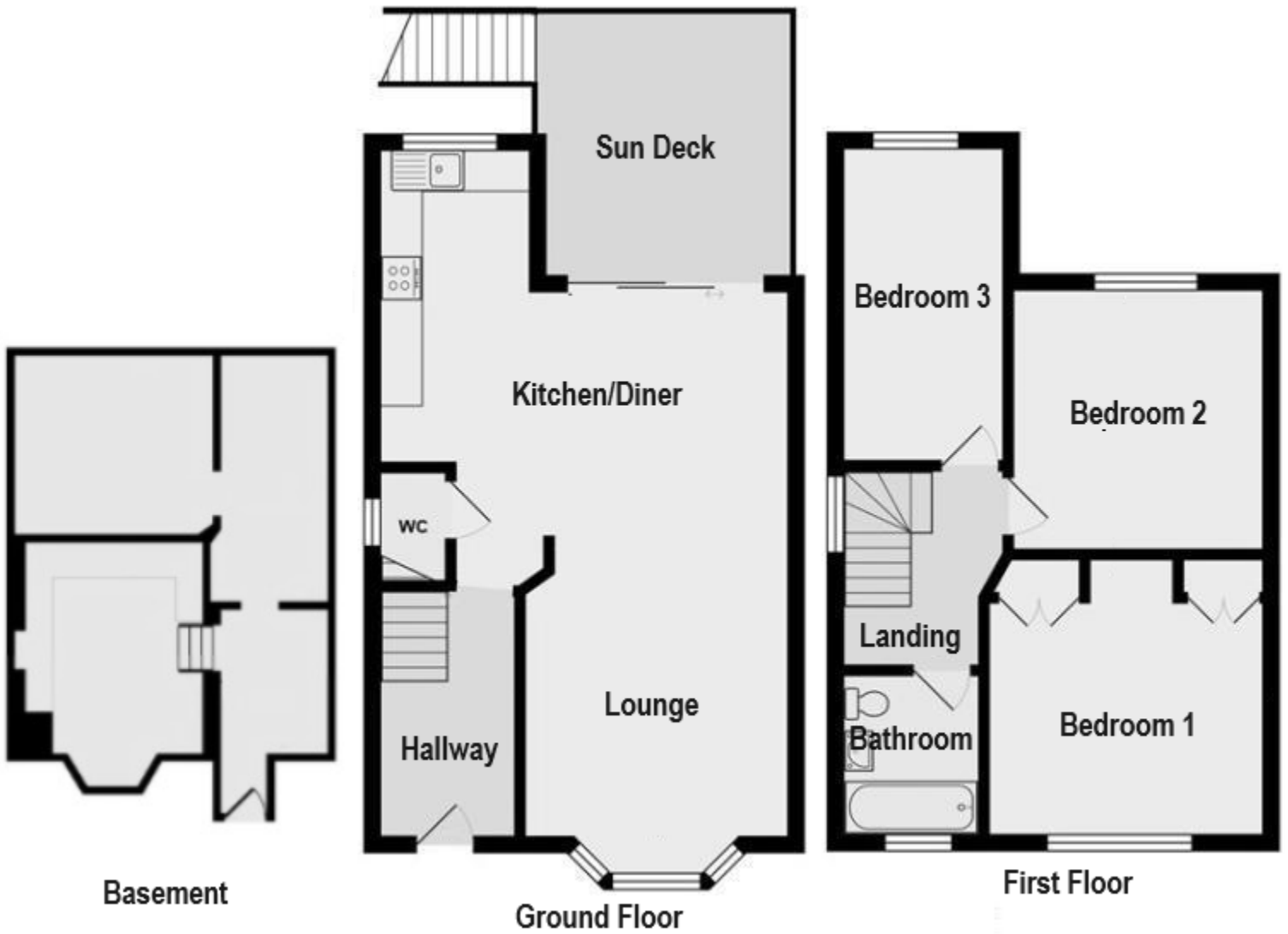
**OUTSIDE - REAR** The rear garden enjoys a sunny southerly aspect and there are steps taking you to and front the raised sun deck with a storage room located below currently housing the washing machine. The garden is mainly laid to lawn with a brick pathway and a pergola leading to a summerhouse with multi-pane single glazed French style doors, two windows, wood effect laminate flooring and power. The garden has a selection of mature plants and shrubbery throughout and is enclosed with a combination of close boarded fencing and hedging to the boundaries. Underneath the property there is a large basement area with workshop plus two separate rooms, power and light throughout and we feel this is could be used for the storage of bikes or possibly water sport equipment.

**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: 15419**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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