



## 9 Winspit Close, Poole

In Excess of £595,000



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Poole, Poole

Stunning 6-bed chalet bungalow w/ spacious entrance hall, open plan kitchen & dining area, large garden room, separate lounge, 3 bathrooms inc. en-suite, low maintenance rear garden, private driveway for 4 cars. Perfect for family living, creating memories. Arrange a viewing today.

Council Tax band: D

Tenure: Freehold

- Private Driveway parking for 4 cars
- Chalet bungalow offering flexible accommodation with 6 bedrooms
- Large Garden Room/Conservatory
- Open Plan Kitchen/Dining
- Separate Lounge
- 3 Bathrooms



### **Hallway & Landing**

The entrance hall is a stunning introduction to the home, adorned with two large double-height windows that flood the space with natural light. Currently repurposed as a TV area, it combines architectural elegance with functionality, creating a welcoming and visually impressive focal point upon entering.

### **Living Room**

14' 1" x 10' 11" (4.29m x 3.33m)

The cosy lounge is a warm retreat, featuring a charming bay window that bathes the room in natural light. A gas fire adds an inviting touch, providing both comfort and ambiance. This space seamlessly combines coziness and elegance, creating an ideal setting for relaxation and gatherings.

### **Kitchen/Dining Room**

20' 6" x 9' 10" (6.25m x 3.00m)

The heart of the home lies in the open-plan kitchen and dining area, where modern design meets functionality. This space becomes the focal point for gatherings and culinary delights, offering a seamless flow that makes entertaining a joyous experience. Currently hosting a large 8 seater dining table, whether it's morning breakfasts or evening dinner parties, this area caters to every lifestyle. Utility area is also the added benefit of this kitchen and large storage cupboard. Double oven and hob.

### **Garden Room/Conservatory**

10' 4" x 12' 1" (3.15m x 3.68m)

The conservatory/garden room is a radiant sanctuary where the boundaries between indoors and outdoors blur harmoniously. Sunlit elegance graces the space, with inviting glass walls merging nature and interiors. A great area for sofas and chill time, creating a serene haven for relaxation—a perfect blend of comfort and natural beauty, seamlessly connecting the home with the vibrant garden.





### **Downstairs Bathroom**

The downstairs bathroom is a haven of luxury, featuring a fitted bath with overhead shower and beautiful tiled walls that exude sophistication. Practicality meets elegance with a built-in WC and ample storage, complemented by a wall cupboard for organisation. This space seamlessly combines style and functionality for a delightful bathing experience.

### **Bedroom 1**

16' 2" x 11' 9" (4.93m x 3.58m)

The master bedroom exudes luxury with triple built-in wardrobes offering ample storage. Two large double Velux windows flood the space with natural light, enhancing its airy ambiance. The ensuite bathroom boasts a stylish P-shaped bath, completing this retreat with a perfect blend of comfort, functionality, and elegant design.

### **En-Suite to Bedroom 1**

The en suite bathroom is adorned with a P-shaped bath, complemented by an overhead shower. It boasts a fitted WC and convenient cupboards under the washbasin, combining functionality with elegant design.

### **Bedroom 2**

10' 10" x 10' 11" (3.30m x 3.33m)

Bedroom 2 exudes charm with a front-aspect curved bay window, offering natural light and architectural interest. The space is elegantly furnished with a comfortable double bed, creating a cozy retreat.

### **Bedroom 3**

11' 0" x 9' 11" (3.35m x 3.02m)

Bedroom 3 caters to versatility with potential for single or double occupancy. A double fitted wardrobe ensures ample storage, combining practicality with comfort in this inviting and adaptable space.





#### **Bedroom 4**

14' 6" x 7' 9" (4.42m x 2.36m)

Bedroom 4 offers versatility for single or double occupancy, featuring a fitted wardrobe for storage convenience. The room's charm is heightened by an interestingly shaped ceiling, adding architectural intrigue to the space.

#### **Bedroom 5**

13' 11" x 7' 10" (4.24m x 2.39m)

Bedroom 5 provides a versatile space for single or double occupancy. Its charm is accentuated by an interestingly shaped ceiling, adding architectural flair to this adaptable and inviting room.

#### **Bedroom 6**

9' 5" x 6' 5" (2.87m x 1.96m)

Bedroom 6 offers flexibility as a single bedroom, a versatile home office space, or a dressing room. Its adaptability caters to diverse needs, providing a functional and personalised area.

#### **Upstairs Shower Room**

The upstairs shower room is a retreat of modern luxury, boasting a double shower and exquisite tiled walls. Practicality meets style with a built-in WC, washbasin with storage, and a chrome heated towel rail, creating a sophisticated and functional space for an indulgent bathing experience.



## GARDEN

The allure extends beyond the interior, leading to a low-maintenance back garden. This outdoor space is designed for enjoyment without the hassle of extensive upkeep, allowing you to savor leisurely moments in a serene and green environment.

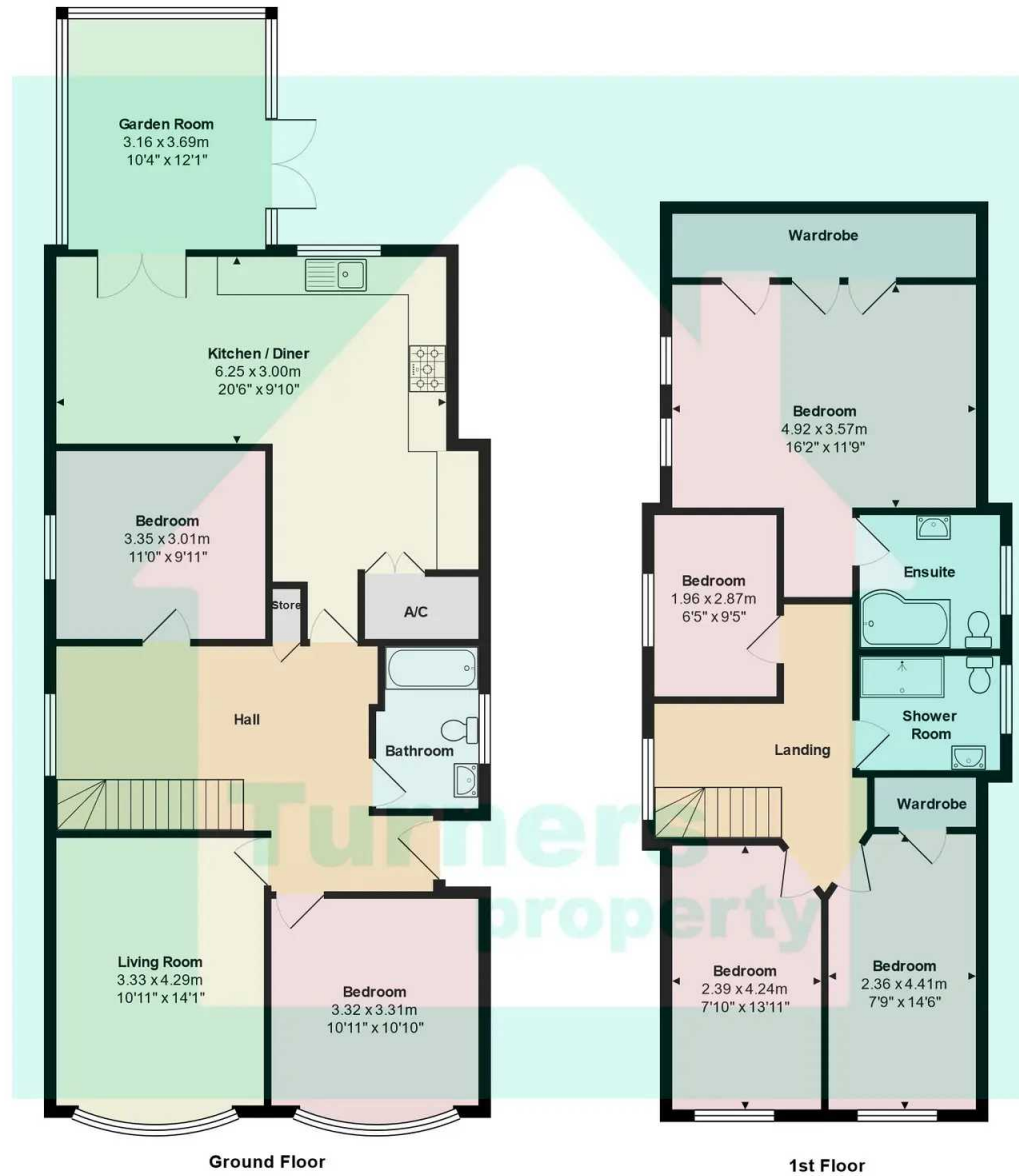
## DRIVEWAY

4 Parking Spaces

The private driveway accommodates four cars, providing ample parking space. Paved with a tasteful arrangement of shrubs and bordered areas, it not only ensures practicality but also enhances the property's curb appeal, creating a welcoming and aesthetically pleasing entrance.







Total Area: 172.0 m<sup>2</sup> ... 1851 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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