

4 Allenby Close, Poole, BH17 7JW

**£375,000
Freehold**



A rare opportunity to acquire a semi-detached family home with the benefit of a self-contained one bedroom flat/annex, suitable for a variety of purposes including a live-in dependent relative or home and income. The main home is in excellent condition throughout and offers a spacious lounge and a modern fully fitted kitchen, three bedrooms and modern family bathroom with the extra benefit of 5 solar panels and a battery to store the electricity. The position within a small cul-de-sac/close is most desirable as it is set on a large corner plot offering an extra large rear and side garden with a single detached pitched roof garage and off road parking for several cars and room for a motorhome/caravan/boat. A very versatile home that is also an IDEAL HOME AND INCOME.

ENTRANCE HALL 11' 7" x 5' 11" (3.53m x 1.8m)
Stairs to first floor with open storage area under, doors lead to lounge and kitchen, radiator, coved cornice to ceiling with inset spotlights.

LOUNGE 17' 6" x 10' 11" (5.33m x 3.33m) A spacious lounge with smooth ceiling and coved cornice, radiator, UPVC double glazed window to front elevation.

KITCHEN 11' 5" x 10' 6" (3.48m x 3.2m) Ample range of modern cream coloured shaker style kitchen units to base and eyelevel with roll top work surface over to include some drawers and pan drawers and corner carousel cupboard. Space and plumbing for washing machine, small dishwasher and built-in Hotpoint double oven. Roll top work surface and stainless steel one and a half bowl sink unit with mixer tap over. UPVC double glazed window to side elevation. Wall mounted gas fired central heating boiler, radiator, smooth ceiling with inset spotlights and coved cornice. Door leads to self contained one bedroom annex.

FROM ENTRANCE HALL, STAIRCASE LEADS TO:

FIRST FLOOR LANDING UPVC double glazed window to front elevation and doors leading to all three bedrooms and family bathroom.

BEDROOM 1 12' 10" max. into recess x 10' 8" (3.91m x 3.25m) UPVC double glazed window to rear elevation, radiator.

BEDROOM 2 11' 8" x 9' 4" (3.56m x 2.84m) UPVC double glazed window to rear elevation, radiator.

BEDROOM 3 10' 11" x 6' 5" (3.33m x 1.96m) UPVC double glazed window to front elevation, radiator.

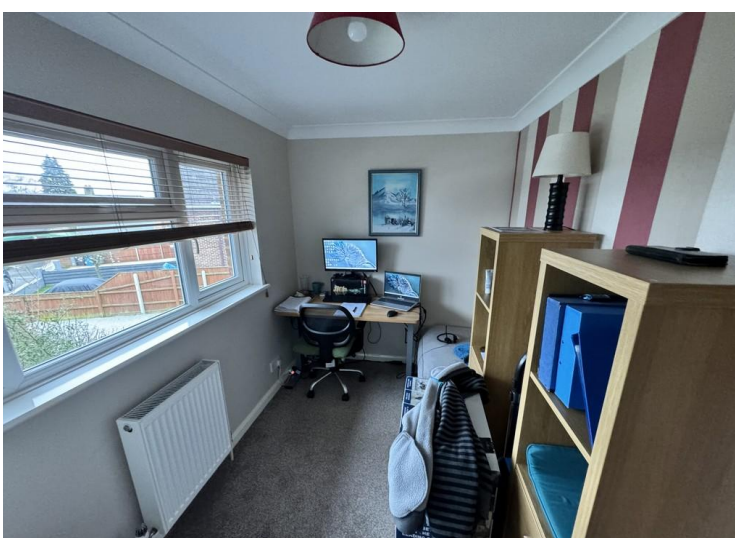
BATHROOM 8' 1" x 4' 6" (2.46m x 1.37m) White suite comprising panelled bath with mixer tap over, low flush WC and pedestal wash hand basin, fully tiled walls, laminate flooring, wall mounted heated towel radiator, UPVC double glazed window to side elevation.

INTERNAL DOOR FROM THE KITCHEN Leads to:

SELF CONTAINED ONE BEDROOM ANNEX

ENTRANCE HALL/KITCHENETTE AREA 20' 9" x 3' 9" (6.32m x 1.14m) Glazed UPVC front door to side elevation and providing private access into the annex. Doors lead to lounge, bedroom and bathroom, radiator, UPVC double glazed window to front elevation. Part vinyl tile effect flooring and part carpet. Small roll top surface with wall mounted cupboards above and space below for fridge and freezer.

LOUNGE 11' 8" x 10' 5" (3.56m x 3.18m) UPVC sliding patio door overlooking the rear garden. Attractive fireplace and surround, radiator, smooth ceiling and coved cornice.



BEDROOM 11' x 10' 11" (3.35m x 3.33m) UPVC double glazed window to rear elevation and overlooking rear garden, radiator, smooth ceiling and coved cornice.

BATHROOM 9' 1" x 5' 10" (2.77m x 1.78m) White suite comprising pedestal sink unit with mixer tap over, low level WC and large shower cubicle, opaque UPVC double glazed window to rear elevation, radiator, smooth ceiling with coved cornice, vinyl tile effect flooring.

OUTSIDE - FRONT The front of the property is mainly laid to lawn and has a driveway for several cars and room for a large vehicle or boat and leads to the double gates providing access to the rear and to the detached SINGLE GARAGE with pitched roof, light and power, roller door and side entrance. Private side access to the annex.

OUTSIDE - REAR The rear garden is very large, mainly laid to lawn and enclosed via panelled fencing with some hedgerow and mature shrubbery.

COUNCIL TAX BAND 'C' 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: 15364**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



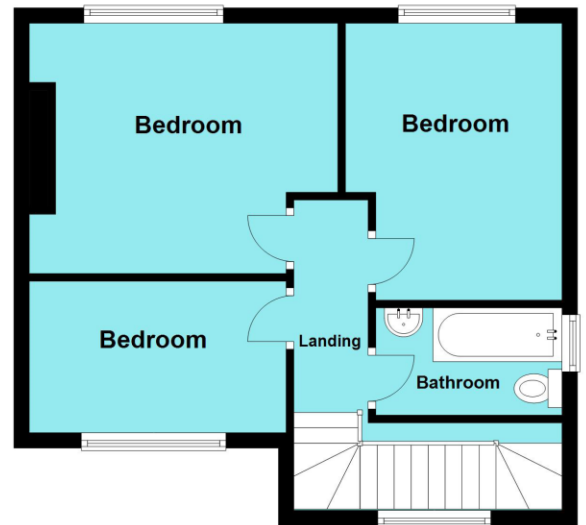
Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

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