

**23 Underwood Close, Darbys Corner,
Poole, BH17 7EX**

**£360,000
Freehold**



Situated off a private drive at the end of a quiet cul-de-sac is this three bedroom detached bungalow benefitting from UPVC double glazing and gas fired heating with radiators. The property has been presented in good decorative order having been recently decorated throughout with new floor coverings, a newly fitted kitchen and modern boiler. A generous reception hall leads to the good size lounge with separate dining area and two of the three bedrooms have fitted bedroom furniture with an en-suite shower room to the main bedroom. There are front and rear gardens and a long driveway leads to the detached garage. The rear garden is enclosed and enjoys a good degree of privacy. The centres of Broadstone and Poole are within easy reach by car or bus and two major supermarkets are just a few minutes away. The property is offered for sale with the benefit of No Forward Chain.

ENTRANCE PORCH With outside light, leads to the UPVC double glazed front door

RECEPTION HALL Coved ceiling, radiator, grey wood effect laminate flooring, airing cupboard housing the insulated hot water cylinder with slatted shelving over and a loft hatch gives access to the roof space

LOUNGE/DINING ROOM

LOUNGE AREA 16' 3" x 11' 4"

DINING AREA 12' 8" X 8' 3" (4.95m x 3.45m)

Coved ceiling, two windows to the front aspect, two radiators, TV aerial point and gas connection point, telephone point

KITCHEN 9' 4" x 9' 2" (2.84m x 2.79m) A new Shaker style white kitchen comprising of one and a half bowl composite sink unit with centre mixer tap with adjacent worktop surfaces with drawers and base storage cupboards below and eye level wall mounted units over, free standing cooker with extractor canopy above, Bosch washing machine, space suitable for an upright fridge/freezer, wall mounted Glow Worm boiler serving the heating and domestic hot water supply, coved ceiling, partly tiled walls, continuation of the flooring from the reception hall, radiator, space for café style table and chairs and window and UPVC double glazed door to the side

BEDROOM 1 11' 8" x 10' 4" (3.56m x 3.15m)

Coved ceiling, radiator, window overlooking the rear garden, a range of bedroom furniture comprising of bedside tables with two single wardrobes and bridge units above, and to the opposite side of the bedroom a double and single wardrobe unit providing hanging and shelving space

EN-SUITE SHOWER ROOM Suite comprising of fully tiled shower cubicle with Mira shower controls, pedestal wash hand basin with tiled splashback and WC, radiator, coved ceiling, extractor fan, ceramic tiled floor and window

BEDROOM 2 8' 9" x 8' 8" (2.67m x 2.64m) Coved ceiling, radiator, window to rear aspect, space suitable for a double bed with single wardrobes to either side and wall mounted bridging unit over

BEDROOM 3 11' 8" x 5' 11" (3.56m x 1.8m) Coved ceiling, radiator, window to rear aspect and continuation of the flooring from the hallway



BATHROOM Suite comprising of panel enclosed bath with wash hand basin and WC, partly tiled walls, coved ceiling, radiator, extractor fan, window and continuation of the flooring from the hallway

OUTSIDE - FRONT To the front of the property is a generous area of lawn with a paved pathway leading to the side of the bungalow and in turn to the rear garden. There is double width parking and then the driveway continues to the right hand side of the property where there is outside lighting in turn leading to the **DETACHED SINGLE GARAGE** with an up and over door.

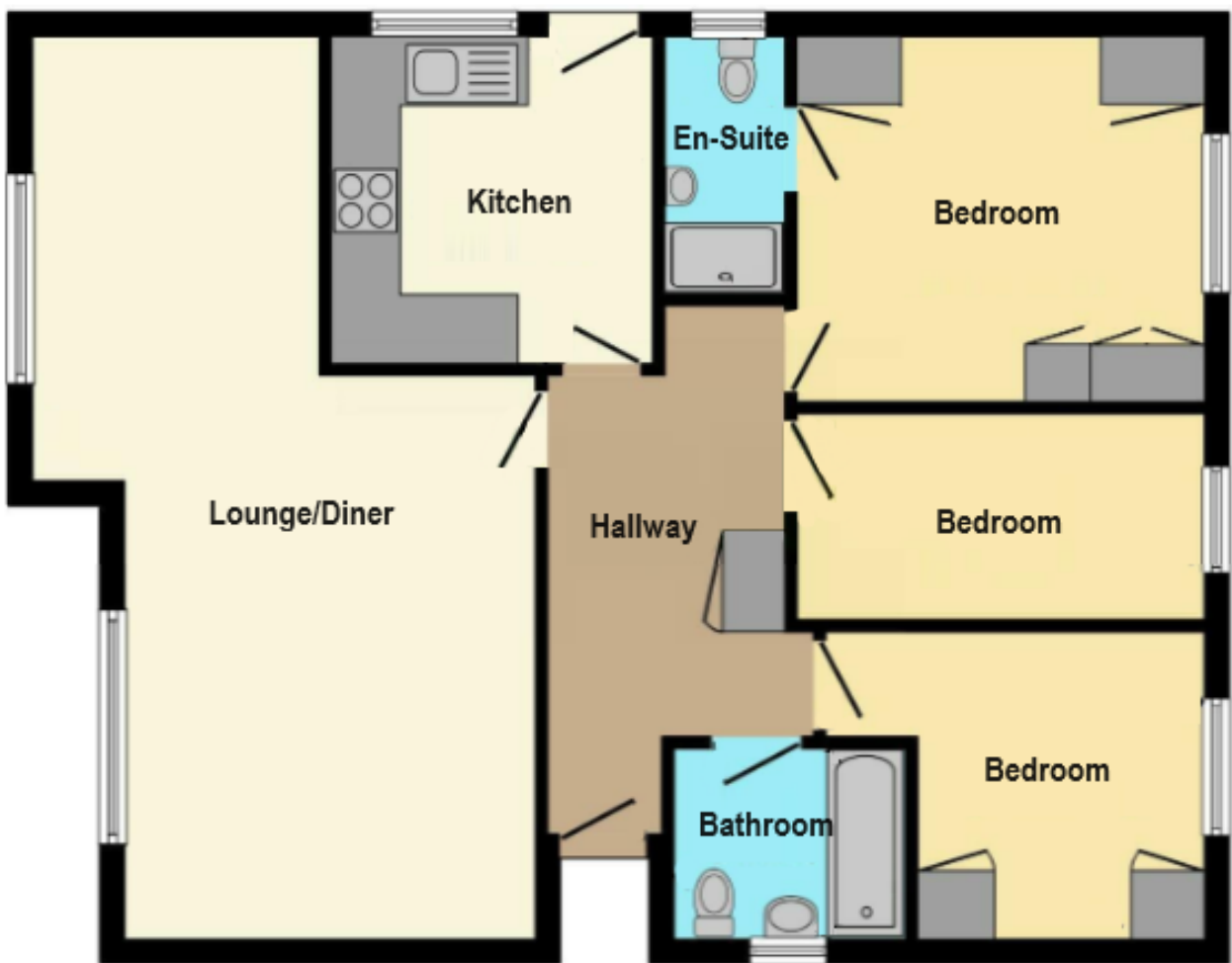
OUTSIDE - REAR The rear garden has been predominantly laid to lawn with some established shrubs and is enclosed by timber panelled fencing, has outside lighting and enjoys a good degree of privacy.

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: 15267**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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