

4 Chetwode Way
Poole BH17 7JF

Price **£375,000** Freehold



A WELL PRESENTED TWO/THREE BEDROOM
DETACHED BUNGALOW IN A POPULAR
RESIDENTIAL LOCATION WITHIN CLOSE
PROXIMITY OF BROADSTONE'S SHOPS
AND AMENITIES.



Total area: approx. 78.0 sq. metres (839.2 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.

*** ENTRANCE HALLWAY**

*** CLOAKROOM 5'4" x 2'5" (1.64m x 0.76m)**

*** LOUNGE 15'8" x 11'8" (4.81m x 3.59m)**

*** KITCHEN 10'9" x 7'3" (3.32m x 2.22m)**

*** BEDROOM ONE 10'8" x 10' (3.29m x 3.04m)**

*** BEDROOM TWO 10'9" x 7'3" (3.32m x 2.22m)**

*** BEDROOM THREE 10'9" x 6'9" (3.32m x 2.1m)**

*** CONSERVATORY 12'8" x 11'3" (3.9m x 3.44m)**

*** SHOWER ROOM 5'4" x 4'7" (1.64m x 1.43m)**

*** FRONT AND REAR GARDENS**

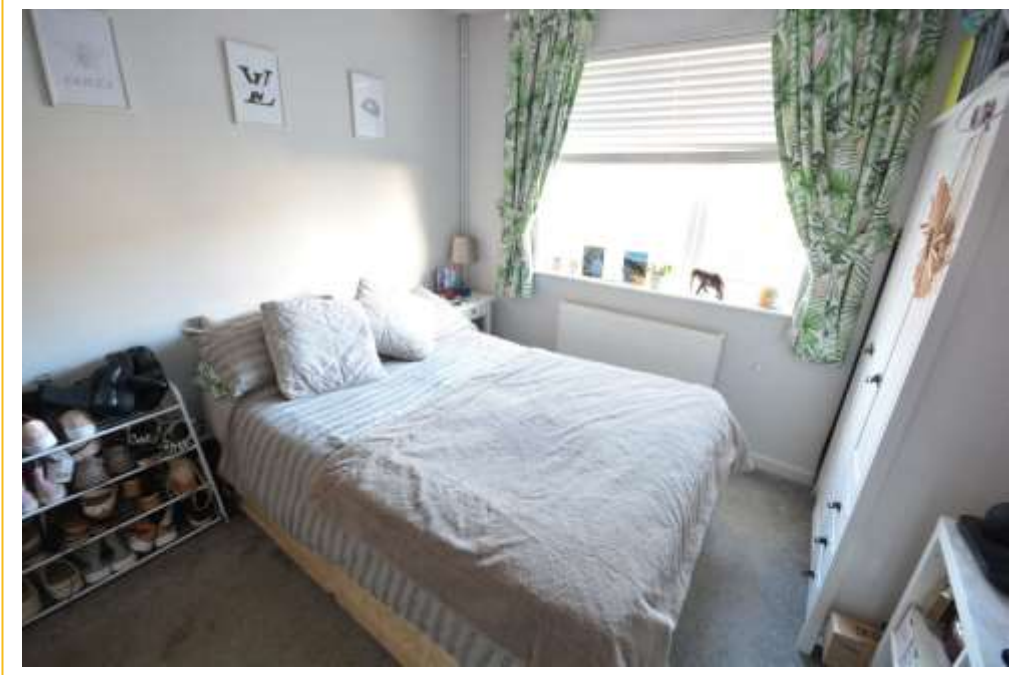
*** SINGLE GARAGE**

*** DRIVEWAY PARKING**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

UPVC front door leads to the entrance hallway with built in storage cupboard and access to loft space. The cloakroom comprises wall mounted wash hand basin with twin taps, low level flush WC and wall mounted heated towel rail. The lounge is to the front of the property with dual aspect windows. The kitchen has a range of wall mounted and base storage cupboards and drawers, four ring burner electric hob with extractor fan above and double oven beneath, space and plumbing for washing machine, space for fridge and freezer, single bowl single drainer sink unit with mixer tap, built in storage cupboard, roll top work surfaces and door to the side aspect.

Bedrooms one, two and three are to the rear of the property with double opening double glazed doors to the conservatory from bedroom three. **AGENTS NOTE:** Bedrooms two and three have been created from one large bedroom and the vendor has advised us the necessary Building Regulation Approval has been obtained. The modern fitted shower room comprises fully tiled shower cubicle with dual showers, wash hand basin with mixer tap and cupboard beneath, low level flush WC, wall mounted heated towel rail, extractor fan and spotlighting.

The front garden is laid to lawn with shingle driveway providing off road parking for numerous vehicles in turn leading to the single garage. Outside tap. The rear garden is also laid to lawn with a paved patio area. There is access to the side.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards Darbys Corner taking the last right hand turning into Chetwode Way.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1658