



Churchill Gardens

Poole, BH12 2HZ

Guide Price £300,000

- Brand New Home
- Two Double Bedrooms
- Luxury Specifications Throughout
- Integrated Kitchen Appliances
- 30ft x 12ft max Living Room
- Ground Floor Cloakroom and Family Bathroom
- Landscaped Gardens
- 10 Year Build Warranty



HOUSE & SON

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A brand new luxury development for a pair of two double bedroom semi detached houses in a cul-de-sac setting. Upon entering the cul-de-sac, the new built pair of semi detached houses 'sit proud' to the cul-de-sac directly ahead. Your eye is met with clean brick elevations of these homes, block paved driveways and landscaped gardens.

Upon entering those new houses, there is a 'crisp feel' throughout. The entrance lobby affords for shoes and coats. The ground floor WC is well appointed from the half tiled walls, enclosed 'floating' WC. Electric heated towel rail. and vanity unit with inset wash hand basin. The entrance lobby

access into the living room. A feature high specification room with a modern contemporary kitchen/dining and living area. There are double glazed French doors to rear with direct access and view over the landscaped private garden to rear.

The developer has really thought of the colour scheme, which gives an overall fresh and modern look. In the dining area, there is a double glazed window to side, a generous understair storage closet and the high specification kitchen with integrated appliances to finish. The quartz work top surfaces and upstands to complement the modern 'clean line' kitchen cabinets. Further double glazed window to front with view over the cul-de-sac.

The stairs to the first floor landing is accessed from the entrance lobby. A communicating landing with access to

loft. Airing cupboard with Air Source Water Cylinder. There are two double bedrooms and luxury finished bathroom with 'choice tiling'. The modern fittings comprising of a three piece suite, all the usual refinements including night light sensor.

The rear garden is easy maintenance and sunny aspect with Indian sand stone patio. Outside tap and outside power point.

A really well appointed, planned and built home for the modern couple or family. Highly recommended.

ENTRANCE

ENTRANCE LOBBY

5' 4" x 3' 6" (1.63m x 1.07m)

GROUND FLOOR WC

4' 6" x 3' 6" (1.37m x 1.07m)

OPEN PLAN TO LIVNG/DINING ROOM/KITCHEN

33' 6" x 12' 0 max" (10.21m x 3.66m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 7" x 9' 4" (3.84m x 2.84m)

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m)

BATHROOM

5' 2 max" x 7' 11 plus bath recess" (1.57m x 2.41m)

OFF ROAD PARKING AND REAR GARDEN

FINISHING TOUCHES

- 10 year building warranty.
- LVT flooring.
- Carpeted.
- Luxury kitchen with integrated appliances including cooker filter hood, fridge/freezer, washing machine and dishwasher.
- Stone quartz work top surfaces and upstands.
- Recessed LED lighting.
- Quantum duplex heating system.
- Air source water system.
- Modular internal doors.
- Easy turf lawned rear garden..
- Block paved driveway.

EPC

Predicted EPC rating - C.

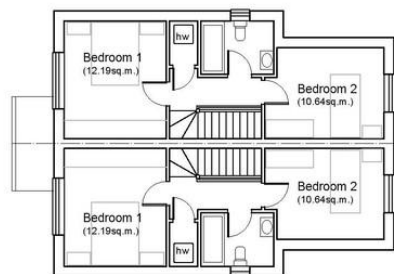
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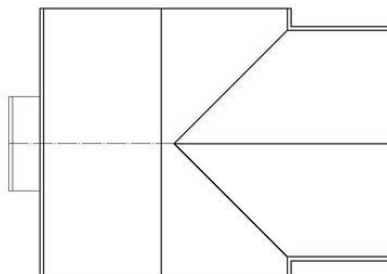
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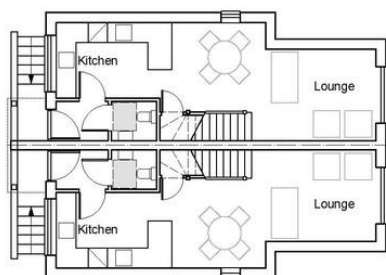




First Floor Plan



Roof Plan



Ground Floor Plan

Residential Development
r/o 27 Jubilee Road
Poole for
Glossbrook Builders

2023-11-04
Floor Plans

Scale 1:100 @ A3
24 November 2023

Evans & Traves LLP
Architecture and Town Planning Consultancy

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Revisions:

Ground Floor Gross Internal Floor Area = 35.1sq.m.
First Floor Gross Internal Floor Area = 35.1sq.m.

Total Gross Internal Floor Area = 70.2sq.m.

Min. floor area for 2-bed, 3-person house
as Nationally Described Space Standards = 70sq.m.

0 5m
Original 1:100 @ A3

Evans & Traves
Architecture and Town Planning

8 Dawlands Road Verwood Dorset BH31 6PL
t 01202 626219 e info@evansandtraves.com

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

%epcGraph_c_1_239%

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

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