

**37 Churchfield Road, Poole,
Dorset. BH15 2QL**

**Price Guide of £400,000
Freehold**



A Charming and beautifully presented detached house situated in a prime location a short walk away from Poole Park with the accommodation comprising a spacious reception hall, ground floor cloakroom, lounge with feature limestone fireplace and log burner, stylish and contemporary fitted kitchen which is open plan to the dining room and this leads to a raised decking area, three bedrooms and luxury modern fitted bathroom. There is UPVC double glazing, gas fired central heating plus off road parking to the front for two vehicles and the attractive well maintained rear garden offers a southerly aspect.

LOCATION NOTE: This superb home is situated in a much sought after and well established road, being a short walk from Poole Park. There are excellent local bus services (route 1 around Town) and the Dolphin Shopping Centre along with the main bus/coach terminal and mainline London Waterloo train station. Also a short drive away is Ashley Cross with its fashionable bars, bistros and restaurants. The larger resort town of Bournemouth and Sandbanks beach are a 15 - 20 minute drive respectively.

ENTRANCE VIA: A wooden part single glazed opaque door, two external light points either side, brick built archway over and leads into:

RECEPTION HALL Smooth set ceiling, light point, smoke alarm, (not tested) telephone point, radiator, stairs with balustrade give access to first floor, understairs storage cupboard, part tiled and striped wooden floor. Doors lead off to:

CLOAKROOM Comprising a white two piece suite to include low level WC with push button flush, wall mounted corner wash hand basin with mixer tap, wall mounted shelf, UPVC double glazed opaque window to side aspect, sloping smooth set ceiling, wall mounted light and tiled floor.

LOUNGE 14' 6" into bay x 10' 6" (4.42m x 3.2m) Smooth set ceiling, light point, UPVC double glazed bay window to front aspect overlooking garden, feature limestone fireplace with inset log burner. TV point, radiator, brushed steel effect light and power points, striped wooden flooring.

KITCHEN / DINING ROOM Which we feel is a particular feature of this lovely property.

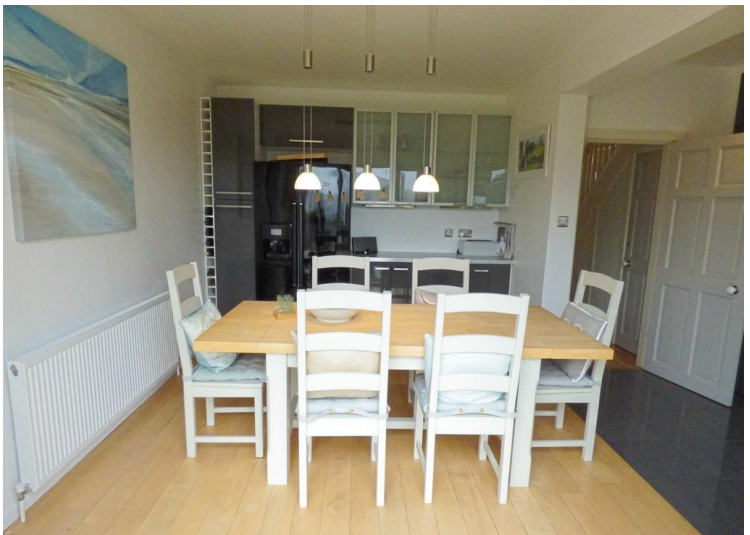
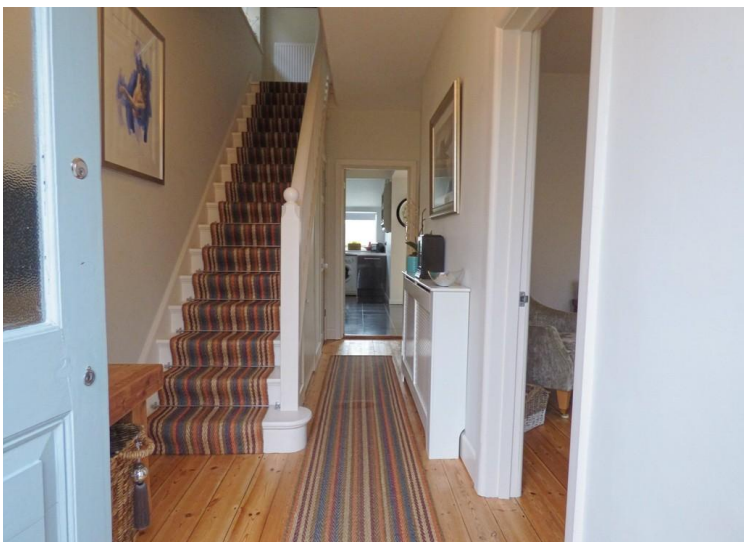
KITCHEN AREA 15' 4" x 6' (4.67m x 1.83m) Fitted with a range of contemporary high gloss 'soft close' wall and base units plus drawers, under pelmet lighting and stainless steel handles. Square edge work surfaces incorporating stainless steel sink with mixer tap, open corner display shelving, space for microwave oven, integrated four ring gas hob with extractor hood above, fan assisted oven and grill below, integrated dishwasher, space for washing machine, storage/airing cupboard housing the BAXI boiler and shelving plus space for a tumble drier, tiled floor, smooth set ceiling, two light points, brushed steel effect power and light points and UPVC double glazed window to the rear aspect.

DINING AREA 13' 4" x 10' (4.06m x 3.05m) To the rear of the dining area there are matching high gloss base units with work surface over, single wall unit plus double cupboard with a wine rack to the side. Additional wall mounted frosted glazed cupboards, space for freestanding 'American Style' fridge/freezer, wood flooring, space for dining room furniture, radiator, smooth set ceiling, light point, UPVC double glazed French doors giving access to the decking and rear garden and remote control blind.

From the Reception Hall, stairs give access to the:

FIRST FLOOR LANDING Smooth set ceiling, light point, loft access hatch (boarded and light), radiator, UPVC double glazed window to side aspect. Panelled doors lead off to:

BEDROOM ONE 13' x 10' 1" (3.96m x 3.07m) Smooth set ceiling, light point, UPVC double glazed window to front aspect overlooking the garden, radiator, space for freestanding bedroom furniture and brushed steel effect power and light points.



BEDROOM TWO 13' 4" x 10' 1" (4.06m x 3.07m) Smooth set ceiling, light point plus three downlighters, UPVC double glazed window to rear aspect overlooking the garden, radiator, additional UPVC double glazed window to side aspect, decorative fireplace, fitted wardrobes providing shelving and hanging space and brushed steel effect power and light points.



BEDROOM THREE 9' x 6' 6" (2.74m x 1.98m) Smooth set ceiling, light point, UPVC double glazed window to front aspect, radiator and brushed steel effect power and light points.



BATHROOM A stylish bathroom comprising a white three piece suite to include a panelled enclosed bath with MORETTI mixer tap, mains operated shower plus shower screen with chrome trim, low level flush WC with concealed cistern, wash hand basin with mixer tap set into a vanity unit with cupboards under, mosaic splashback tiling, wall mounted mirror fronted cabinet, chrome effect ladder style towel rail, smooth set ceiling, light point and two UPVC double glazed opaque windows to rear aspect.

FRONT GARDEN A stone chipped driveway provides off road parking for two vehicles. There a selection of mature plants and shrubbery abutting the property with a raised rockery boarder to the front and side boundary. A pathway leads down the side of the property and a wooden latch gate gives access to the rear garden.

REAR GARDEN There is a raised decking area immediately to the rear suitable for garden furniture, steps then lead down to the lawn area with a selection of mature plants, trees and shrubbery throughout. Located to the rear is a further decking area also suitable for garden furniture and the garden is well maintained and enjoys a southerly aspect. Timber summerhouse to remain.



AGENTS NOTE: Underneath the decking there is a basement area with power/light that continues underneath the property. This is an excellent area for storage, but has restricted headroom.

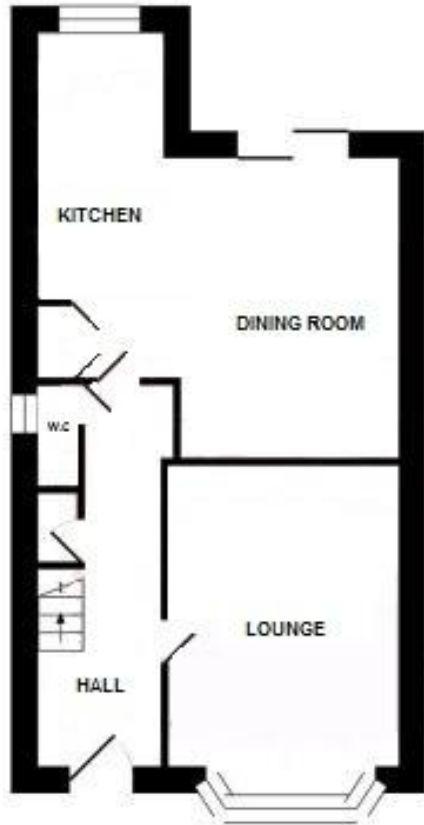
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC NOTE: The current owners have added UPVC double glazing throughout and replaced all of the radiators and an auto timer has been added.

COUNCIL TAX BAND 'D' This information has been supplied by Poole Borough, 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: 12360**





GROUND FLOOR



FIRST FLOOR