



30 Sylvan Road Poole, BH12 3BX

Offers Over £280,000

- Fantastic Detached Bungalow
- Extensively & Stylishly Modernised
- Lovely Modern Fitted Kitchen/Breakfast Room
- Contemporary Style Family Bathroom
- Beautifully Decorated Throughout
- 2 Large Double Bedrooms
- Gas Central Heating & Double Glazing
- Wonderful Mature & Private Garden

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A lovely private rear garden, detached garage and plenty of parking, are just a few features of this extensively modernised detached bungalow.

The owners have only just completed a comprehensive schedule of improvements, creating a sympathetic yet stylish home.

Both the family bathroom and kitchen have been thoughtfully re-fitted, the bathroom with a contemporary style white suite, the kitchen in a range of cream "shaker" style units with contrasting solid beech worktops.

The property has been decorated throughout in pale tones and soft shades, adding to the feeling of light and space.

Features include two generous double bedrooms and a lovely sitting room with open bay window

This cozy home further benefits from gas central heating (new Glowworm combination boiler installed 2017), double glazing and new floor coverings throughout.

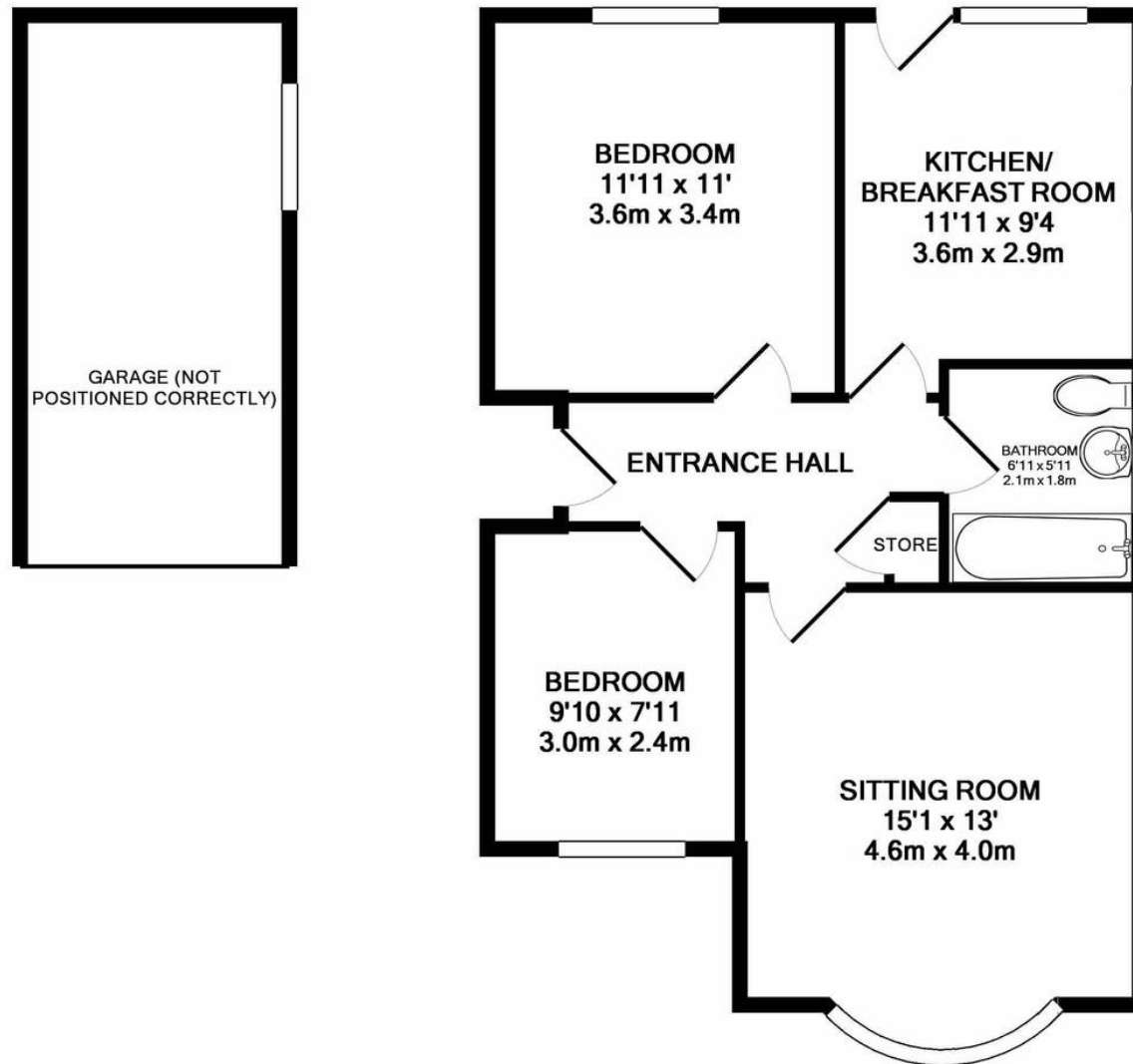
The rear garden offers unexpected levels of privacy and seclusion that belie the property's close proximity to local amenities. It is enclosed by panel fencing with well stocked flower and shrub beds. A gate gives side access to the driveway and detached garage.

Wrought iron gates leads to a large block paved driveway that provides extensive parking and turning for numerous vehicles.

Approximately 400 metres away are shops and transport links on Seaview Road whilst a more comprehensive array of shops and restaurants can be found just 800 metres away on Ashley Road.

The local park and sought after Sylvan School are just a short walk and the mainline train station at Ashley Cross just 1 mile distant.





TOTAL APPROX. FLOOR AREA 731 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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