

**22 Winston Avenue, Branksome,
Poole, BH12 1PE**

**£365,000
Freehold**



An attractive, modern three bedroom detached house situated within a popular and established residential part of Branksome, close to the neighbourhood shopping area and local schools. The property is presented in immaculate condition throughout and offers light and spacious accommodation comprising entrance hall, cloakroom, kitchen, lounge/diner, three bedrooms, family bathroom and en suite to the master bedroom. The property also benefits from double glazing, gas central heating, generous driveway with integral garage, low maintenance south facing garden and no onward chain.

APPROACH Across the driveway with a short flight of paved steps with a wrought iron balustrade to a covered storm porch and the front door

ENTRANCE HALL Panelled radiator

CLOAKROOM Comprising low flush WC, wall mounted wash hand basin, ceramic tiled walls, laminate flooring, panelled radiator, extractor fan

KITCHEN 11' 8" x 6' 4" (3.56m x 1.93m) Fitted with a range of modern fitted units comprising wall and floor mounted drawers and cupboards with roll top worksurface areas having ceramic tiled splashbacks, inset one and a half bowl stainless steel sink unit with chrome mixer tap, space and plumbing for automatic washing machine, electric oven with four ring gas hob and extractor hood above, space for free standing fridge/freezer, vinyl flooring, panelled radiator, UPVC double glazed window overlooking the front, cupboard housing Glow Worm central heating boiler

LOUNGE/DINER 19' 5" x 12' 0" (5.92m x 3.66m) A light and nicely proportioned south facing room with staircase rising to first floor, two panelled radiators, built in understairs cupboard, UPVC double glazed window overlooking the rear garden, UPVC double glazed side aspect window, decorative fire surround with inset electric fire, UPVC double glazed sliding patio door gives access to the rear patio

FIRST FLOOR LANDING UPVC double glazed side aspect window, loft hatch, built in airing cupboard housing lagged hot water tank and fitted wooden slatted linen shelving

MASTER BEDROOM 10' 10" x 9' 9" (3.3m x 2.97m) UPVC double glazed front aspect window, panelled radiator, built in wardrobe with mirror fronted sliding door, further range of built in furniture including bedside cabinets, corner open display shelving and two single wardrobes

EN-SUITE SHOWER ROOM Comprising low flush WC, pedestal wash hand basin, fully tiled shower enclosure with Mira mains power shower, tiled floor, extractor fan, small UPVC double glazed front aspect window

BEDROOM 2 12' 0" x 9' 9" (3.66m x 2.97m) Built in wardrobe with mirror fronted sliding door, UPVC double glazed rear aspect window, further built in double wardrobe with sliding door, panelled radiator

BEDROOM 3 9' 5" x 9' 0" (2.87m x 2.74m) UPVC double glazed rear aspect window, panelled radiator

BATHROOM Panelled bath, pedestal wash hand basin, low flush WC, laminate flooring, panelled radiator, ceramic tiled walls, UPVC double glazed front aspect window, extractor fan



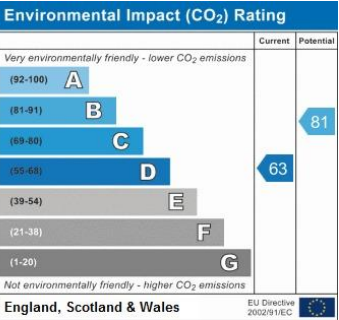
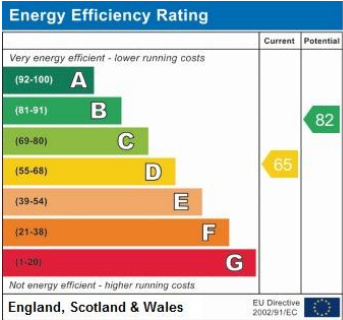
OUTSIDE - FRONT To the front of the property is a generous tarmacadam driveway providing off road parking for several vehicles and leads to an INTEGRAL SINGLE GARAGE with up and over door, power and light. There is a paved pathway with a wooden latch gate giving side access down one side of the property to the rear garden

OUTSIDE - REAR The rear garden is south facing and has been designed for easy maintenance. To the rear of the property is a generous paved patio area making an ideal area for outdoor seating. The remainder of the garden is terraced and comprises well stocked flower and shrub borders enclosed by attractive low level brick retaining walls.

COUNCIL TAX BAND 'D' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

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