



**Gussage Road, Branksome
Poole, Dorset, BH12 4BZ**

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Freehold Price £325,000

Set on a corner plot, in a quiet location, is this extended 3/4 bedroom, well presented, semi-detached home. The owners have converted the garage into a ground floor bedroom and built a fully insulated garden room that can be used as a home office or music room. This well-presented property has been lovingly cared for by the family where they have raised their children, commenting on its great location within close proximity to Bourne Valley Nature Reserve. There is a modern kitchen/breakfast room with fitted appliances, a good sized conservatory they use as a dining/family room and a further sitting room to the front of the property. With a ground floor double bedroom, further double bedroom upstairs, along with 2 single bedrooms and a shower room, the home offers a very flexible layout. The home has gas central heating, double glazing and solar panels which greatly reduce their energy bill. Outside is a fully enclosed southerly facing garden with a timber shed, 16'5 x 9'3 garden room and parking to the front and side for several cars.

- Semi-detached 3/4 bedroom home with 1/2 reception rooms and a large conservatory
- Modern fitted kitchen/breakfast room with white high gloss units, black counter tops and fully tiled floors. Integrated Baumatic 4 ring gas hob, Hotpoint oven, Kenwood microwave and space for dishwasher, washing machine and fridge/freezer
- Ground floor bedroom which could be used as a further reception room
- Garden room (built by Green Retreats) is ideal as a home office or a music room. It is fully insulated, has power, heating, and triple glazing (perfect for loud music!)
- The owners have had new double-glazed windows fitted, new boiler, conservatory and redecorated throughout
- Gas central heating, double glazing, and solar panels (reduced energy bills)
- Modern shower room and ground floor cloakroom
- Southerly facing enclosed rear garden
- Off road parking for several cars
- Well presented and tastefully decorated throughout
- Within 200m of Bourne Valley Nature Reserve

The property is situated in a popular residential area, with Bourne Valley just 200m away with its 15 hectares of natural heathland, walking and cycle paths, open grassland, and central pond. It is equally located approximately 4 miles from Bournemouth town centre and 4.5 miles from Poole. Local facilities are just half a mile walk in Wallisdown and Sainsbury's superstore is a similar distance in Alder Road. Rossmore Leisure Centre is just under a mile away and Knighton Heath Golf Club is within 2.5 miles. The beach and sea are around 3 miles away.

COUNCIL TAX BAND: C

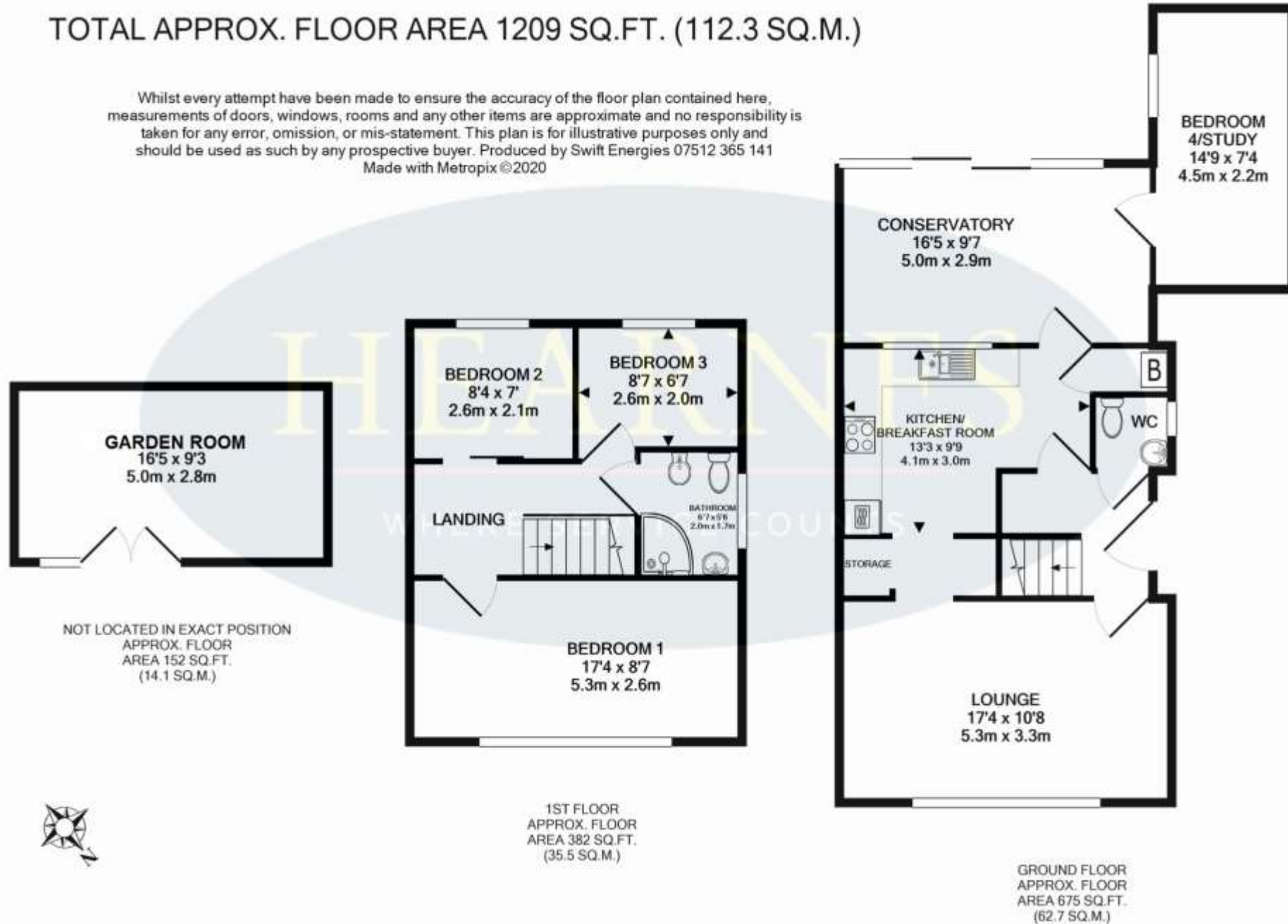
EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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