



HEARNES

WHERE SERVICE COUNTS

Poole
Dorset, BH17 7JG

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FREEHOLD PRICE: £400,000

A deceptively spacious four bedroom, two bathroom detached chalet style family home with generous size dual aspect sitting room, kitchen/diner, garage and off road parking set in a quiet cul de sac within easy reach of Broadstone and Poole.

NO FORWARD CHAIN.

- Entrance porch ideal for coats and shoes
- Entrance hall with exposed wooden floorboards
- Cloakroom with wash hand basin set in a vanity unit and WC
- Ground floor bathroom with shower over the bath, wash hand basin set in a vanity unit and heated towel rail
- Kitchen/diner with a range of wood effect units and complementary worktops, free standing cooker and space for washing machine, dishwasher and American style fridge freezer and brand new boiler installed in 2025
- Dual aspect sitting room with feature fireplace and stairs to the first floor
- Two double bedrooms on the ground floor with dual aspects
- Two further bedrooms on the first floor and shower room with shower cubicle, wash hand basin set in a vanity unit and WC
- Outside: Good size plot with ample parking including an additional gravel area to the front of the property which offers further parking. The rear garden has a lawn area and patio

The property is within walking distance of the amenities of the Broadway where there is a diverse range of shops, cafes and public houses. Broadstone itself is an extremely popular area with its reputable schools and the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

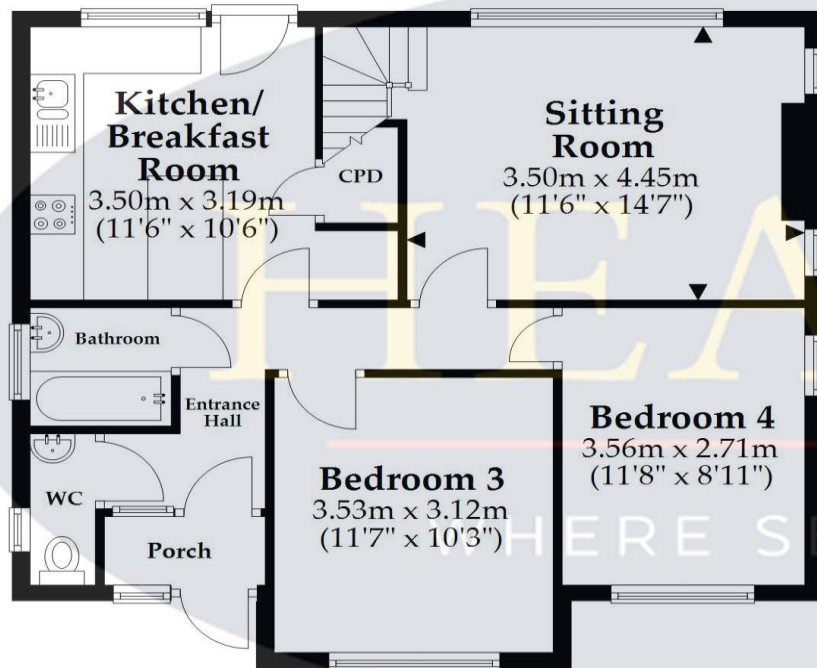
COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



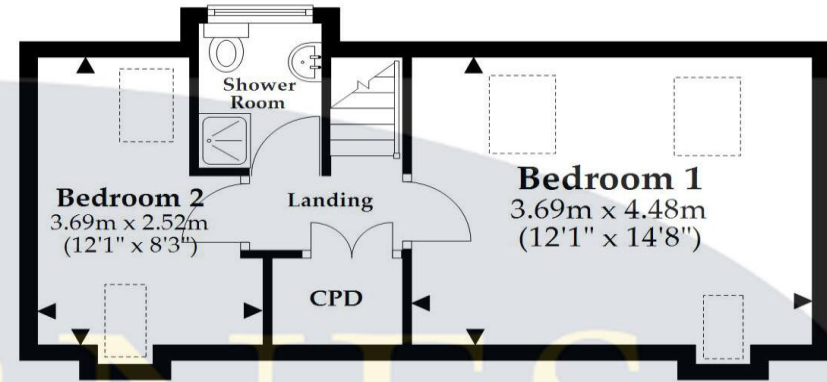
Ground Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



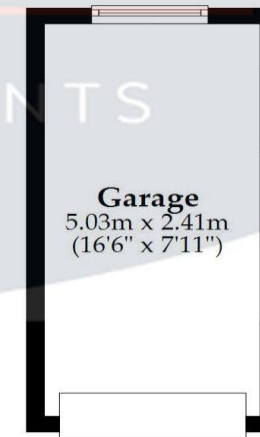
First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Garage

Approx. 12.1 sq. metres (130.6 sq. feet)



Total area: approx. 109.6 sq. metres (1180.3 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



