



**Scott Close, Poole, Dorset
BH12 5AX**

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FREEHOLD PRICE £367,500

A beautifully presented 3 bedroom end of terrace home, secluded from the road, with a stunning south facing garden, having a gate leading directly on to Bourne Valley Park and Nature Reserve. The current owner has lived here for 25 years and loved it due to the location and friendly neighbourhood. The property has been updated to include a wonderful solid wood kitchen with integrated appliances, elegant sitting room and modern bathroom, new internal doors, redecoration and flooring. It has gas central heating, double glazing and off road parking for 2 cars. Truly a gem and one not to be missed!

- Stunning 3 bedroom end of terrace home with direct access onto Bourne Valley Nature Reserve
- Ideal for any dog lovers or for a young family, with access onto the play park behind
- Lovingly refurbished and tastefully modernised by the owner with attention to detail throughout and a feeling of calmness and homeliness as you walk around
- Beautiful kitchen, fitted in a range of painted hard wood shaker style units with work tops over and fitted with integrated appliances to include induction hob, Bosch oven and microwave, washing machine, dishwasher and space for an American fridge/freezer
- Fabulous south facing garden that is a sun lover's dream. 2 outside sheds for storage
- Attractive wood effect flooring on the ground floor and sold with blinds, curtains and light fittings
- Bedroom one with fitted wardrobes
- Modern bathroom with compact bath, shower over, wash basin and wc
- Gas central heating and double glazing
- Off road parking for 2 cars
- The most delightful southerly facing garden with rear patio and steps down to a lower lawn. Private gate to the rear, with fabulous green open space on your doorstep! 2 storage sheds

Conveniently located within half a mile to the shops at Wallisdown and backing onto the beautiful Bourne Valley Nature Reserve, 3 miles to Bournemouth and 2.5 miles to Tower Park Leisure complex. Sainsburys on Alder Road is within a mile, with the shops at Parkstone under 2 miles away.

COUNCIL TAX BAND: B

EPC RATE: C

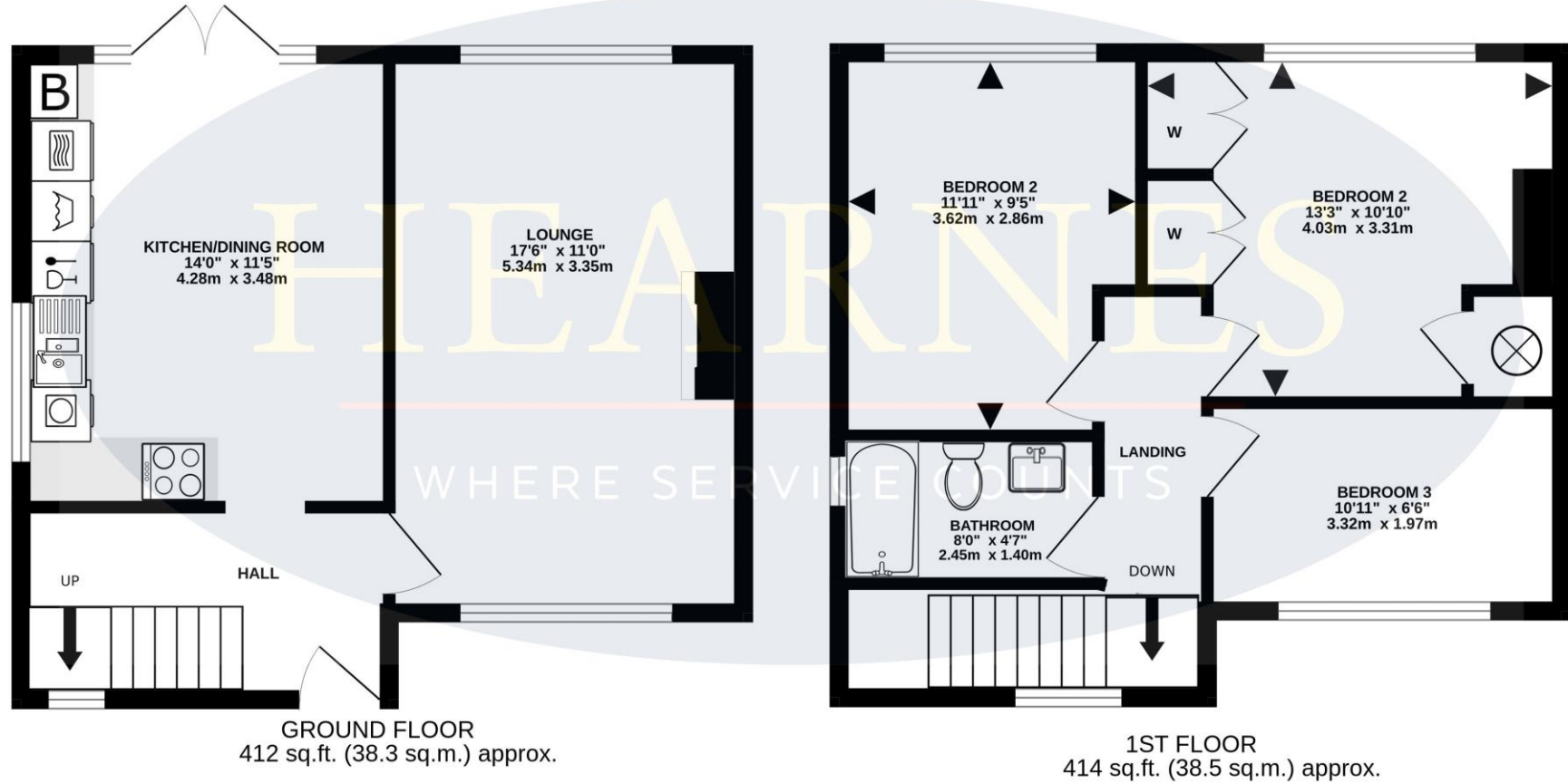




TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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