



3 Manor Avenue, Alderney, Poole, Dorset BH12 4LB

Guide Price £600,000 Freehold

An exceptional six double bedroom detached chalet set back on this quiet road in Alderney close to local shops, amenities and central bus routes to Poole and Bournemouth. The scenic Bourne Valley Nature Reserve and Tower Park with it's array of leisure facilities and Tesco's super store are also close by. This beautifully presented property offers 2400 of sq ft of versatile/multi generational living space and internal viewing is imperative to appreciate the grand accommodation on offer, which comprises: GROUND FLOOR; four double bedrooms, stylish shower room, bespoke kitchen/diner with lots of quirks, lounge and utility room. FIRST FLOOR: Two oversized double bedrooms (one currently used as a further reception room) contemporary shower room and walk-in wardrobe. Externally the property boasts an extensive garden with vast lawned area and sun patio ideal for al fresco dining in the summer months. To the front the driveway provides off road parking for multiple vehicles. Further features of this magnificent residence include: integrated appliances, Quooker tap and island to kitchen, fitted wardrobes to the downstairs bedrooms, owned solar panels, sky lights, outside storage and so much more. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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ANTHONY  
DAVID & CO

GROUND FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.

1ST FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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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Entrance Hall Doors to

Lounge 21' 8" x 10' 11" (6.60m x 3.33m)

Kitchen 19' 4" x 10' 7" (5.89m x 3.23m)

Utility Room 6' 11" x 5' 4" (2.11m x 1.63m)

Bedroom Three 13' 1" x 11' 8" (3.99m x 3.56m)

Bedroom Four 13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom Five 12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Six 12' 1" x 10' 7" (3.68m x 3.23m)

Shower Room 7' 9" x 7' 0" (2.36m x 2.13m)

Landing Doors to

Bedroom One 24' 0" x 17' 1" (7.32m x 5.21m)

Walk-In Wardrobe 10' 9" x 7' 8" (3.28m x 2.34m)

Bedroom Two 17' 1" x 15' 10" (5.21m x 4.83m)

Shower Room 10' 9" x 7' 10" (3.28m x 2.39m)

Garden Extensive

Driveway Off road parking for multiple vehicles

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	83
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.