



*Asking Price*

£795,000

INSLEY CRESCENT, BROADSTONE BH18 9EA

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FIVE BEDROOMS WITH ENSUITE FACILITIES
- ◆ SCANDINAVIAN STYLE LIVING ACCOMMODATION
- ◆ SOUTH FACING GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ PURPOSE BUILT GARDEN STUDIO
- ◆ SOLAR PANELLING & AIR CONDITIONING INSTALLED
- ◆ SOLE AGENTS

A deceptive and versatile, five bedroom, chalet bungalow that boasts contemporary twists throughout whilst delivering a Scandinavian style of living. With generous off road parking, south facing garden and comprehensive garden studio, this home is not to be missed.

## Property Description

Insley Crescent enjoys a quiet residential position parallel to the Roman Road neatly between Corfe Mullen and Broadstone, which boasts a wealth of both entertainment as well as shopping amenities and sought after school catchment qualifications. The home has been sympathetically extended and modernised throughout to create a contemporary style of living at the centre of which is an open plan, split level, living space which resonates a Scandinavian theme. Central to this space is a feature log burner and there are bi-folding doors that span the entire rear elevation of the home. The kitchen offers a versatile range of floor and wall mounted storage, with a focal central island, and there is a generous utility room adjacent, as well as a formal dining area. There are three bedrooms on the ground floor, of which all can function as doubles, with a family shower room serving and there are a further two double bedrooms to the first floor, with an en-suite facility and walk in wardrobe to the principal bedroom and a further family bathroom. Furthermore, the home benefits from solar panelling as well as air-conditioning units in both the living space and principal bedrooms.





## Gardens and Grounds

The front garden is primarily laid to a tarmacadam driveway which can accommodate several vehicles easily and this area is bordered by mature flower beds. There is a garden gate to the left hand side of the property, which gives access to a versatile utility area, and in turn to the rear garden. The rear garden has been extensively landscaped to create a variety of entertaining spaces, which includes a purpose built pagoda. There are a variety of raised vegetable beds and spanning the rear boundary there is a purpose built garden studio which has been divided into two rooms. The first serves currently as a comprehensive home office and the second as a workshop. The garden has a variety of outside electric points and the garden has a southerly aspect.

## Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 1838 sq ft (170.8 sq m)

Heating: Gas fired (combi) serviced annually by British Gas

Glazing: Double glazed

Parking: Driveway

Garden: Southerly facing

Main Services: Electric, water, gas, telephone

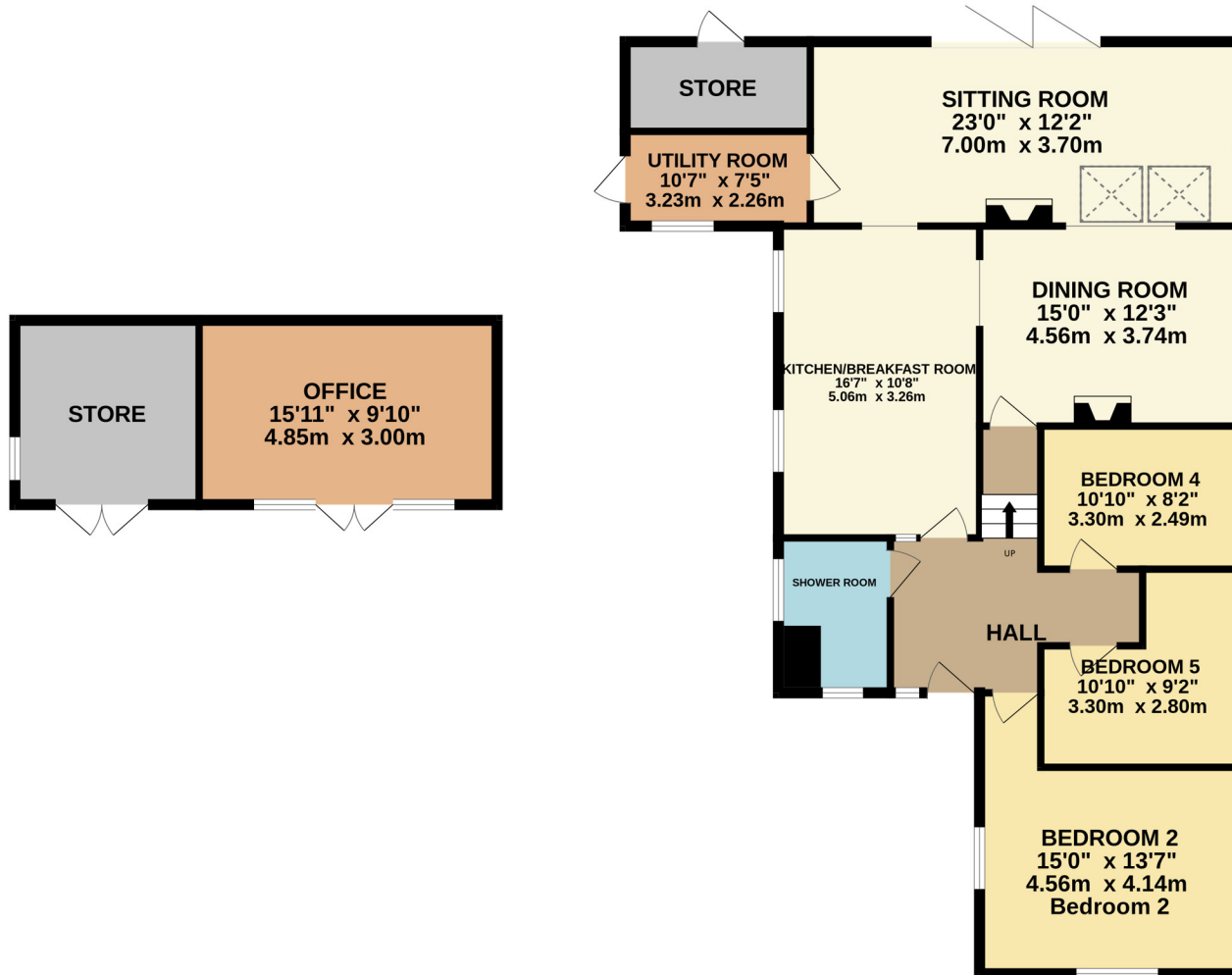
Local Authority: BCP Council

Council Tax Band: F

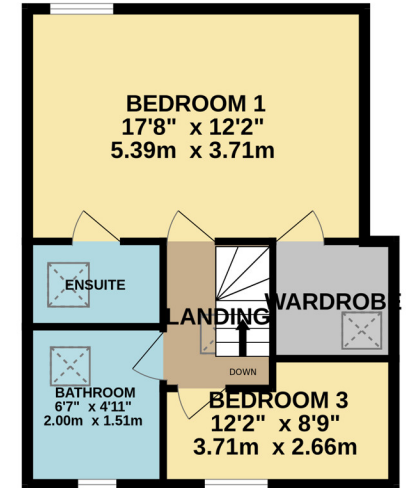




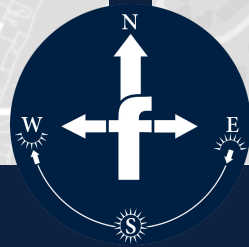
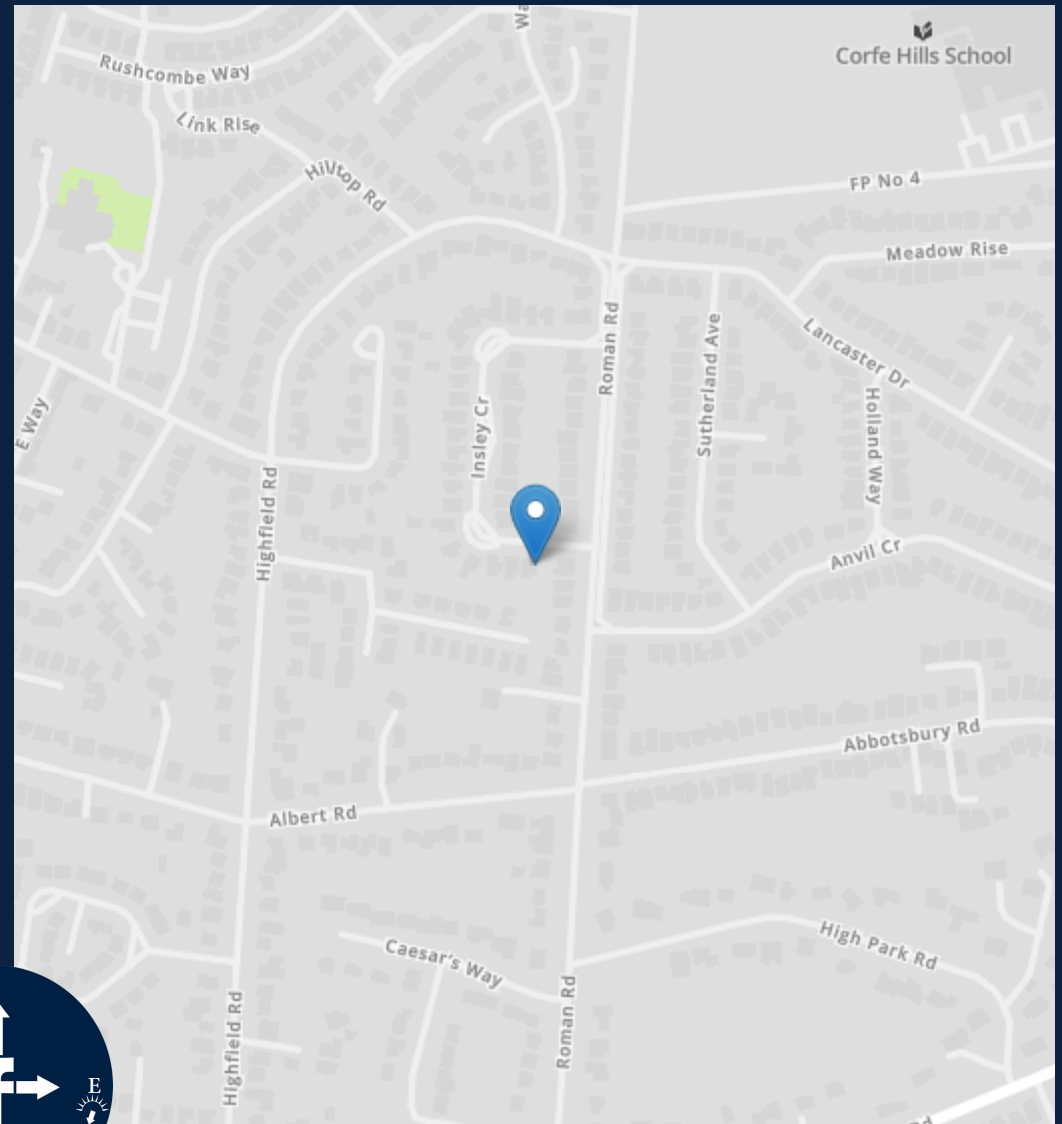
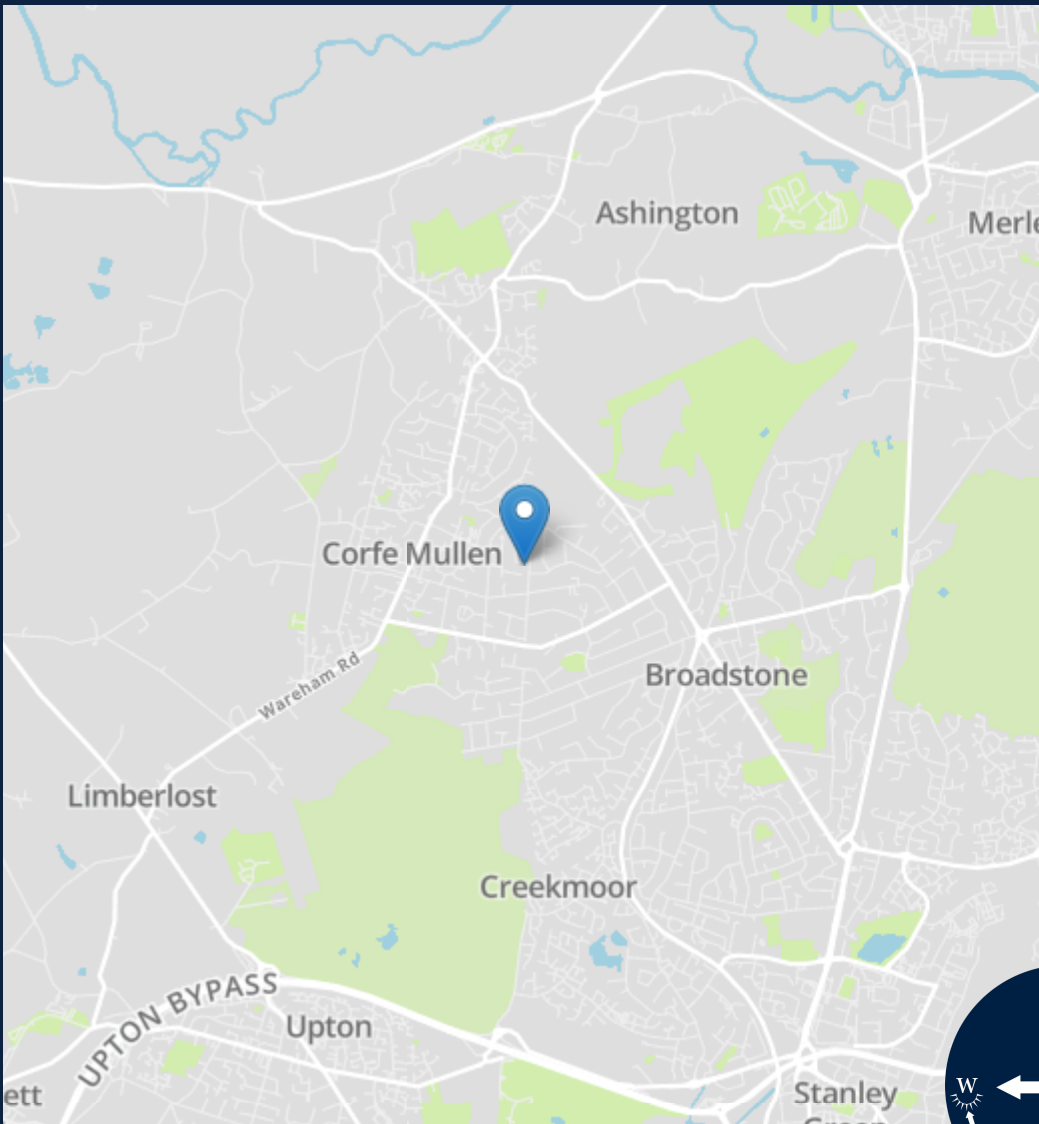
GROUND FLOOR  
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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			
		82	85

England, Scotland & Wales

EU Directive 2002/91/EC



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