



**Herbert Avenue, Parkstone, Poole,
Dorset, BH12 4HR**

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FREEHOLD PRICE £500,000

A luxury 4 bedroom detached chalet bungalow that has been totally transformed and remodelled with 'show home' presentation throughout to include a stunning open plan kitchen/dining/sitting room, spacious utility room, conservatory/garden room and low maintenance garden with swimming pool and 2 summer houses. This deceptively spacious home, approaching 22265 sqft, has American styling and a versatile layout with a luxury first floor master suite, walk in wardrobe and stunning ensuite shower room. There is a further ensuite first floor bedroom and 2 ground floor bedrooms (that are currently used as reception rooms.) The property, formally a small 2 bed bungalow, began its renovation in 2014 with the owner using only one of the original walls. It has been extended upwards and outwards, and has a new roof, new soffits, facias and outside cladding with all new services and fitting internally. One not to be missed!

- Totally remodelled bungalow, now a stunning 4 bedroom chalet bungalow with versatile layout and great attention to detail and styling throughout
- Excellent presentation with a luxury feel and American styling both inside and out
- Fabulous kitchen/dining/sitting room, having bi fold doors leading to a conservatory/garden room
- Kitchen fitted in an extensive range of white units with granite work tops over and a central island unit. Integrated appliances to include a dishwasher, wine fridge, Stoves range style cooker having 7 gas ring burners, 3 ovens and a warming drawer, and LG smart fridge/freezer (which may be bought via separate negotiations)
- Generous utility room with excellent range of cupboards, wooden work tops over, built in microwave and space and plumbing for washing machine and tumble dryer
- Luxury first floor master suite with fitted drawers to one wall, walk in wardrobe, stunning en suite shower room with double walk in shower and vanity unit
- Further first floor bedroom with ensuite shower room
- 2 ground floor bedrooms (presently used as reception rooms)
- Excellent storage cupboards throughout
- Ground floor cloakroom
- Karndean flooring with underfloor heating throughout the ground floor
- Delightful, fully enclosed and private garden with deck area being an ideal space for outside dining and further deck area offering a low maintenance garden space to relax and soak up the sun!
- Professionally installed fibreglass pool (7.5L x 3.15W x 1.5D) with heater and retractable canopy
- Large timber summer house/workshop/pool pump room with fitted units and cupboards, providing excellent garden storage
- Further timber summer house with power and light and further outside power points
- Double glazing, gas central heating, water softener and air conditioning
- 6 camera CCTV system
- Off road parking for 4 cars on a tarmac driveway

This one of a kind home is conveniently located to local shops, including a Tesco Express, Rossmore Leisure Centre and St Aldhelm's Academy, along with other junior schools. Branksome Recreation Ground and Tower Park Leisure complex are within ½ a mile. Poole Town Centre is within 3 ½ miles and Bournemouth under 2 miles.

COUNCIL TAX BAND: C

EPC RATE: C

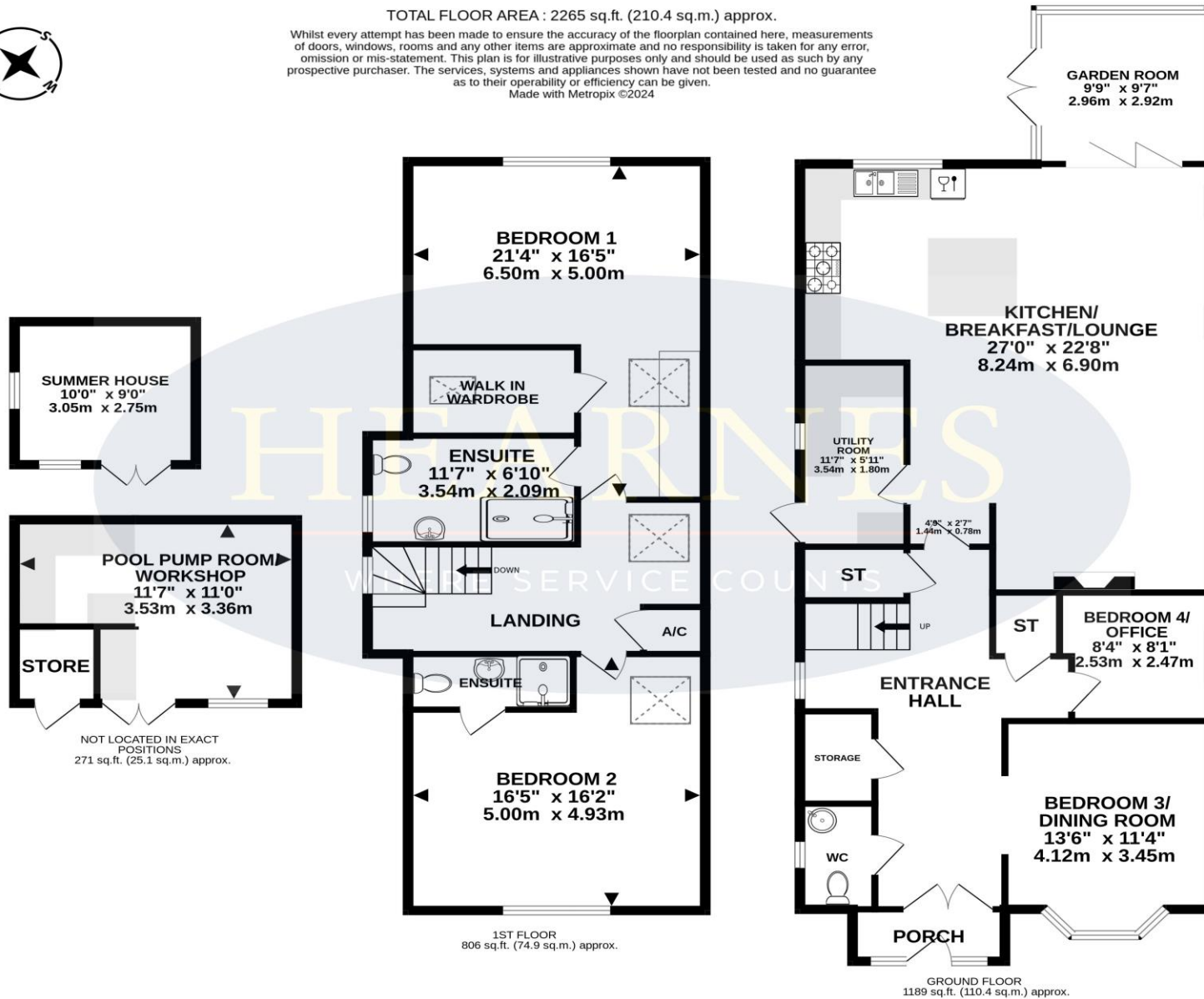






TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) approx.

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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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