



*Asking Price*

**£525,000**

YARRELLS LANE, POOLE BH16 5EX

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ THREE BATHROOMS (TWO ENSUITE)
- ◆ TANDEM STYLE GARAGE
- ◆ PRIVATE GARDEN
- ◆ VENDOR SUITED
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOLE AGENTS

A deceptive and immaculately presented four bedroom, detached, chalet bungalow boasting two en-suite bathrooms, private rear garden, comprehensive garaging/workshop and generous off road parking. Vendors suited.

### Property Description

The property is secluded from the road at the end of a private brick paved driveway and this gives the home a private and secluded feeling from the moment you arrive. The accommodation has spacious proportions throughout and provides a light and airy feel. The ground floor offers two double bedrooms with a family bathroom, large open plan lounge dining room and a modern fitted kitchen. The first floor hosts two further double bedrooms both with en-suite shower facilities and arranged around a central landing which gives access to a home study. the home is double glazed throughout and benefits from gas fired heating.





## Gardens and Grounds

The front garden is entirely brick block paved and provides forecourt parking, which is suited to several vehicles, and in turn gives access to the tandem-style garage which also boasts loft storage above. The rear garden is focused around a raised kept lawn with soldier course perimeter, and there is a paved patio which spans the entire rear elevation. There is a working kitchen garden area shielded from view by a brick and rendered wall, and a wood-built gate gives access to a courtyard style area, ideal for BBQ and alfresco entertaining.

## 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: 2025 sq ft (188.1 sq m)

Heating: Gas fired (7 yrs old, serviced annually)

Glazing: Double glazed

Parking: Forecourt & tandem garage

Garden: North East

Main Services: Electric, water, gas, drains, telephone

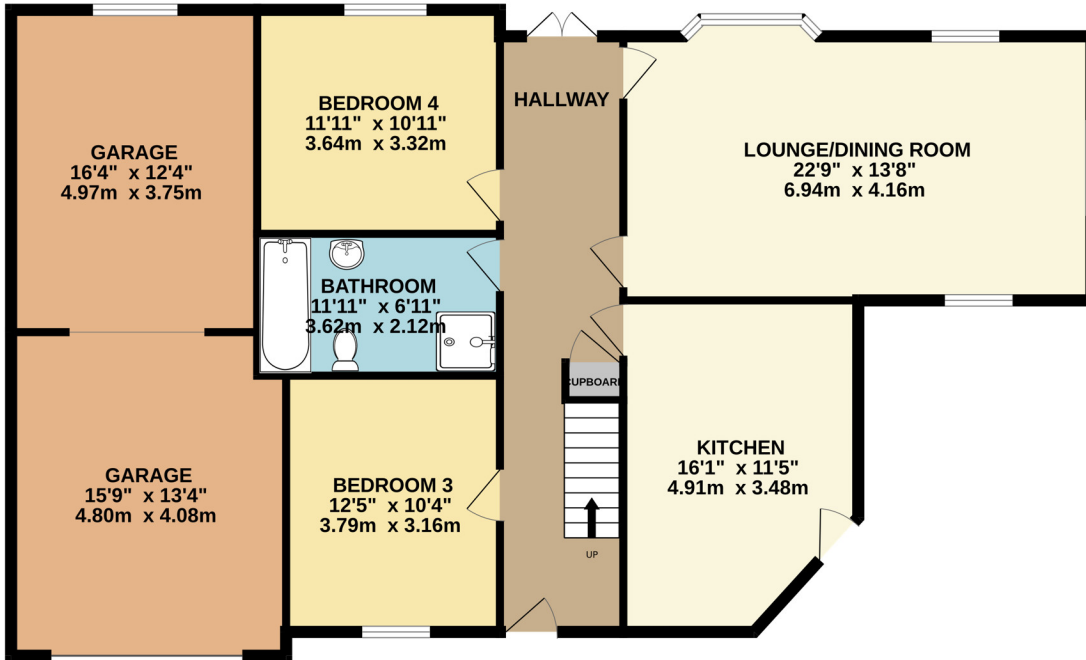
Local Authority: Purbeck District Council

Council Tax Band: D

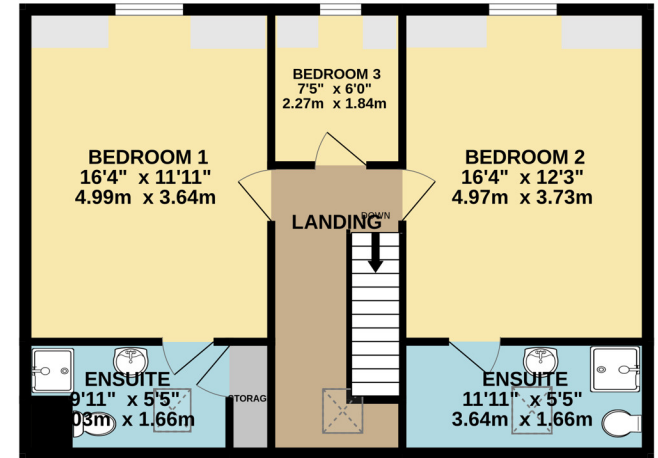




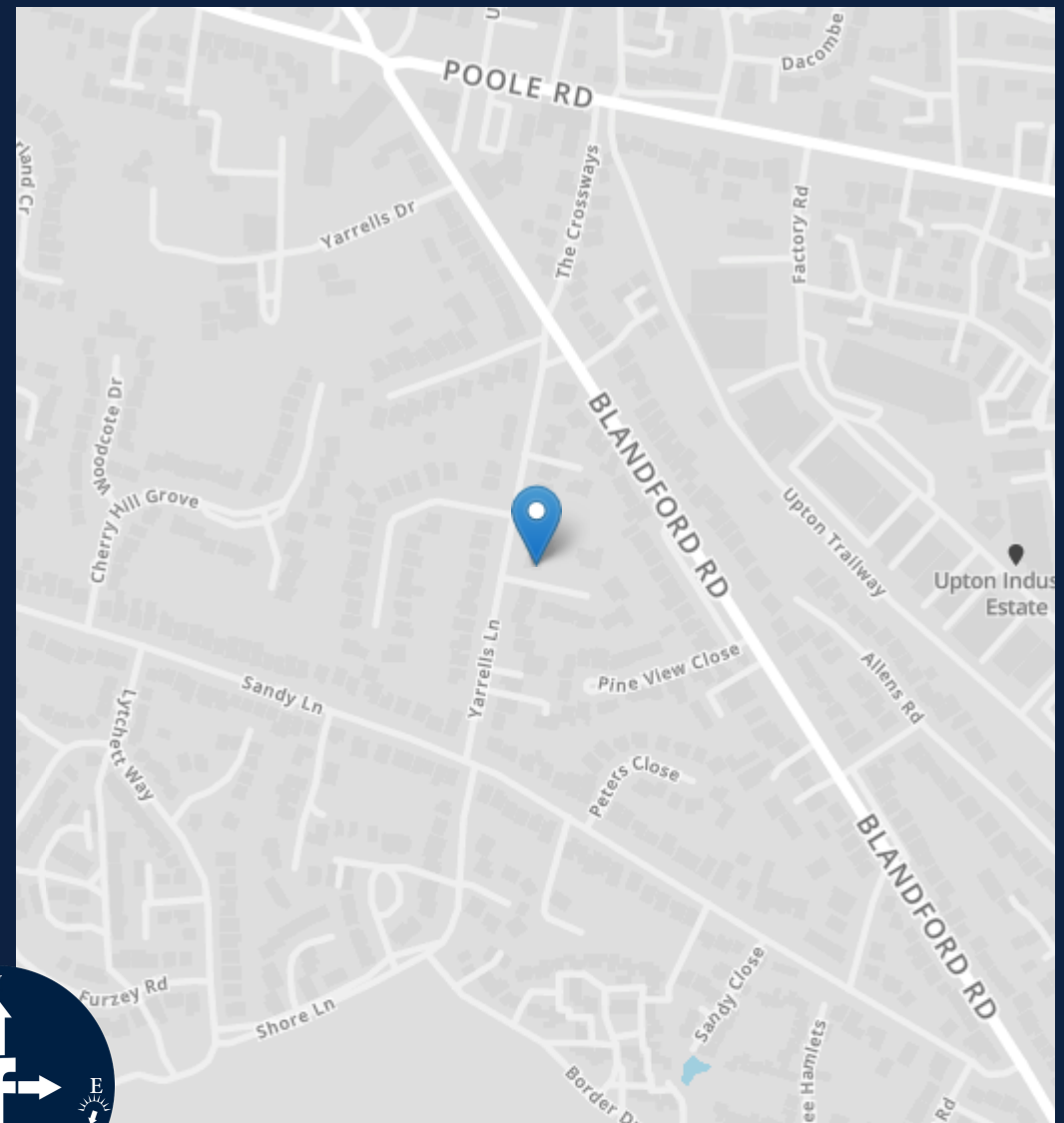
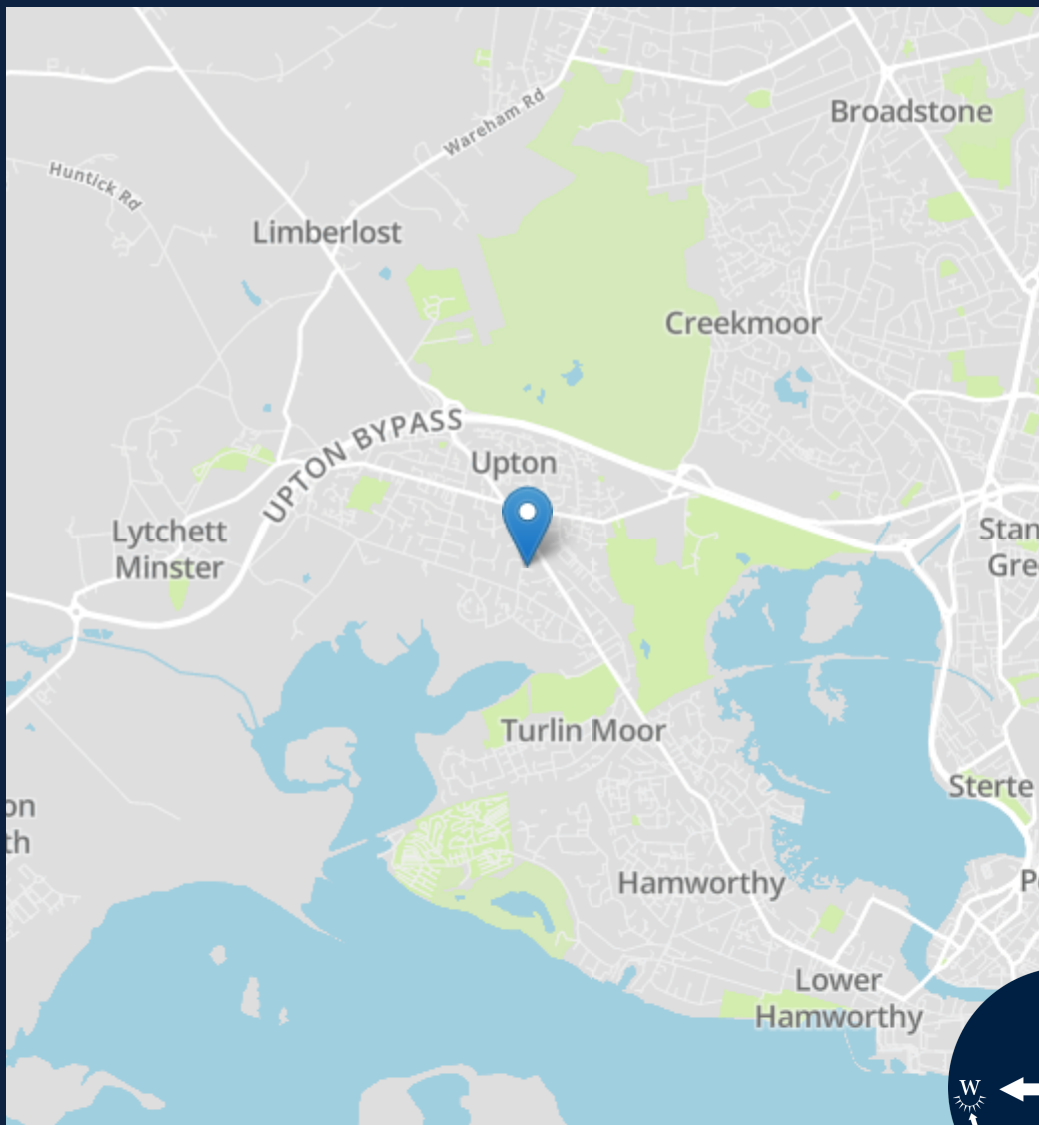
GROUND FLOOR  
1375 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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