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**6 Horning Road, Branksome
Poole, Dorset BH12 1NP**

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FREEHOLD PRICE £425,000

A beautifully presented and stylish 3 double bedroom Victorian semi-detached home which has been tastefully improved by the present owners to offer a fusion of character features with contemporary fittings. This lovely property includes a stunning open plan kitchen/dining/day room, with bi-fold doors out to the garden, charming lounge with wooden floors, bay window and log burner, modern cloakroom and bathroom. Noteworthy character features include wooden floors, stripped wood panelled doors, fireplaces, bay windows, stripped wooden staircase, picture rails and ceiling coving. The sunny rear garden offers a generous patio ideal for al fresco dining/entertaining, good size level lawn, summerhouse and storage. The owners have had a new gas boiler installed in 2019, other benefits include double glazing and a block paved driveway to the front with parking for one or two cars. The property is set in this extremely popular residential area convenient for Branksome railway station and Branksome Recreation Ground.

- Delightful 3 double bedroom Victorian semi-detached home
- Beautifully presented with stylish décor throughout
- Wonderful open plan kitchen/dining/day room
- Refitted kitchen in a range of white handleless units and work tops over with a central island unit, extending to a breakfast bar. Integrated appliances to include an induction hob and oven inset into the island, dishwasher, space for washing machine and fridge/freezer
- A lovely room with areas for cooking, dining, relaxing which has bi-fold doors to the garden
- Cosy front lounge with polished wood flooring, fireplace with log burner, bay window, picture rails and coving
- Ground floor modern cloakroom
- Stylish contemporary, fully tiled bathroom with shower over the bath, wash basin and wc
- Beautiful master bedroom with bay window, picture rails and coving
- All 3 bedrooms have decorative fireplaces
- Gas central heating with combination boiler fitted in 2019
- Double glazing
- The rear garden is approximately 80' x 20' with a generous patio immediate to the rear elevation, large lawn and a secluded sitting area at the top of the garden with a large summer house included, which has integral storage
- The frontage is laid mainly to a block paved driveway providing side-by-side parking space for 2 cars.

This established residential setting is particularly convenient with Branksome station approximately quarter of a mile away; local shops in Ashley Road approx half a mile away; Bournemouth Town Centre two miles away and Poole Town centre within four miles. Set on a popular road with similar style properties and within easy access to Branksome Retail Park, with shops to include John Lewis and Everlast gym
COUNCIL TAX BAND: C EPC RATE: D

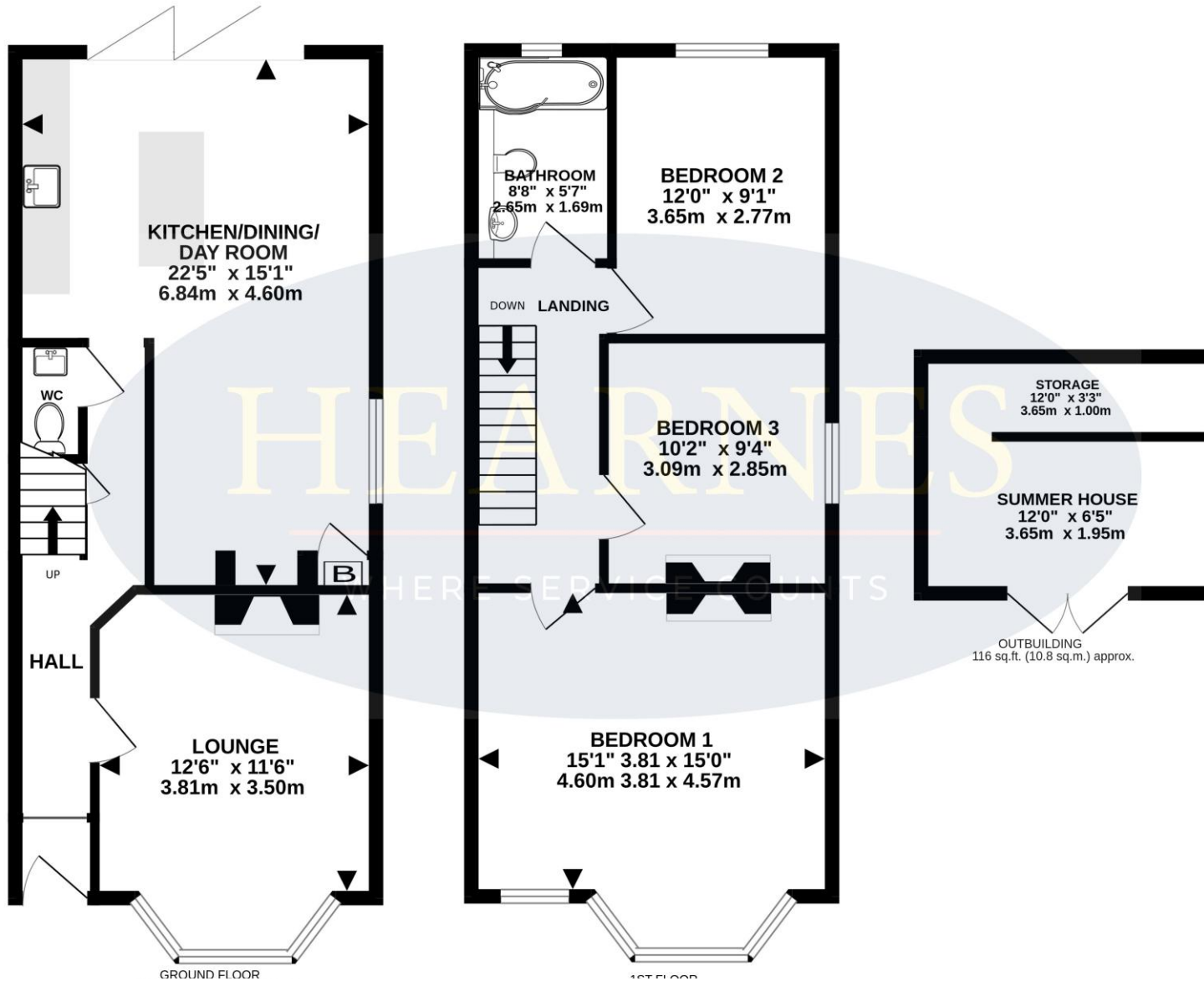




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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