



HEARNES

WHERE SERVICE COUNTS

**65 Egmont Road, Turlin Moor,
Poole, Dorset, BH16 5AL**

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Freehold Price £299,950

An immaculately presented 3 bedroom staggered end of terrace home offering a good sized lounge/dining room with sliding doors to the rear garden, stylish kitchen breakfast room and separate utility/storeroom. The property benefits from having a super private and enclosed rear garden with side access leading to the garage which has power, lighting and off road parking in front. Set at the far end of Turlin Moor, the home has access to an array of nature right on its doorstep. Also ideal for cycling, walking and running, also paths which lead out to Broadstone, Wimborne and Upton Country Park. Within a hundred yards, is the huge common space that leads onto the water and this area has a play park and natural paths which are ideal for walking and cycling.

- An immaculately presented 3 bedroom staggered end of terrace home that has been cherished for over 30 years
- Lounge/dining room with feature gas fireplace and sliding doors to the rear garden
- Super functional and stylish kitchen/breakfast room offering ample white glossy handleless units with worktops above, oven with gas hob and extractor above, and space for a washing machine
- Separate storeroom housing the boiler and space for fridge/freezer
- Fully tiled bathroom to include bath with shower above and wash hand basin
- Separate upstairs WC
- Views overlooking Lytchett Bay from the master bedroom
- Garage with off road parking in front and with power, lighting and its own consumer unit, which could be used for an E-Charger
- Very enclosed and private rear garden to include patio area and garden shed
- Gas central heating and double glazing throughout

Set within a hundred yards of stunning wildlife and on the edge of Lytchett Bay with paths leading all around the bay in one direction, and a short walk to Ham Common with views over the Wareham Channel out to Arne. It's a cycling paradise in all directions with Upton Country Park being within 1.5 miles, Rockley Park 0.4 miles, Hamworthy 1.5 miles and Poole 3 miles away on foot via wooded and natural pathways. The local Train Station is also ¼ a mile away.

COUNCIL TAX BAND: B

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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