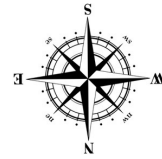


Total floor area 122.1 M2 (1,315 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.



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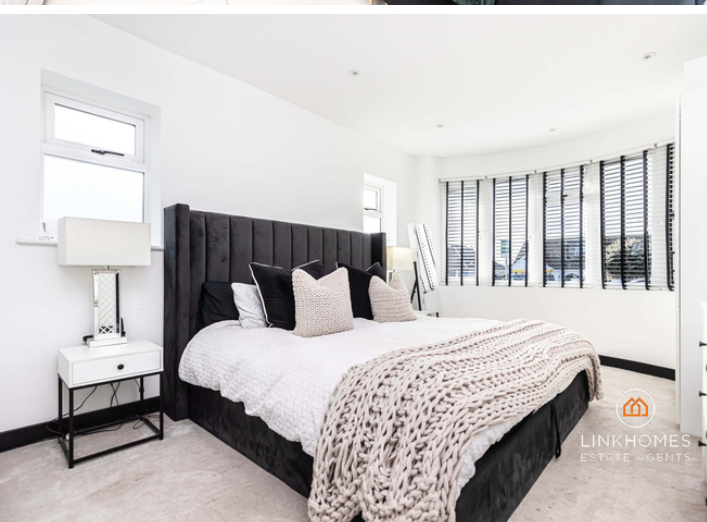
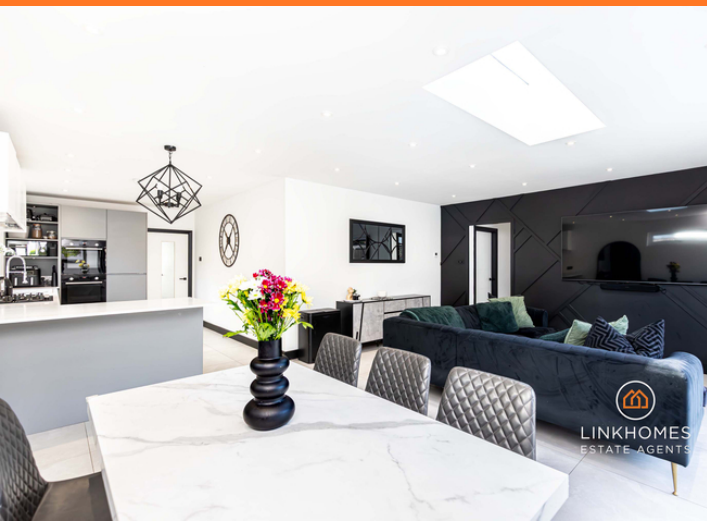
21 Alderney Avenue, Poole, BH12 4LF
Guide Price £500,000

**** SIMPLY STUNNING ** VENDOR SUITED ** OVER 1,300 SQUARE FEET OF LIVING ACCOMMODATION**
****** Link Homes Estate Agents are delighted to present for sale this extended four bedroom, two bathroom detached bungalow situated in the BH12 postcode. Benefitting from an array of fine features including four good-sized bedrooms with bedroom two offering a three-piece en-suite, a stylish open-plan kitchen/living room/dining room with integrated appliances and bi-fold doors leading onto the fully-landscaped low maintenance private rear garden, a fully-tiled three-piece family bathroom suite, an office/bar and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the specification and level of living accommodation this property has to offer!

Situated in a convenient and residential location, Alderney Avenue sits centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are all within close proximity, all of which offer a range of shops and useful amenities. Poole or Parkstone Train Stations are only a short drive away and both connect to the mainline with direct links to London Waterloo. Nearby you can also find the seven miles long of award-winning sandy beaches.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, downlights, loft hatch (fitted ladder, partially boarded and combination boiler enclosed), composite door to the side aspect, radiator, power points and LVT flooring.

Open Plan Kitchen/Living Room/Dining Room

Smooth set ceiling, downlights, ceiling light, smoke alarm, sky light, UPVC double glazed bi-fold doors to the rear aspect, UPVC double glazed windows to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, one and a half bowl composite sink with drainer and feature tap, five point gas hob with extractor fan and glass splash back, integrated double oven, fitted shelving, laminate Quartz effect worktops, breakfast bar with room for bar stools, feature panelling, underfloor heating, thermostat, power points and tiled flooring.

Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, UPVC double glazed frosted window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Two

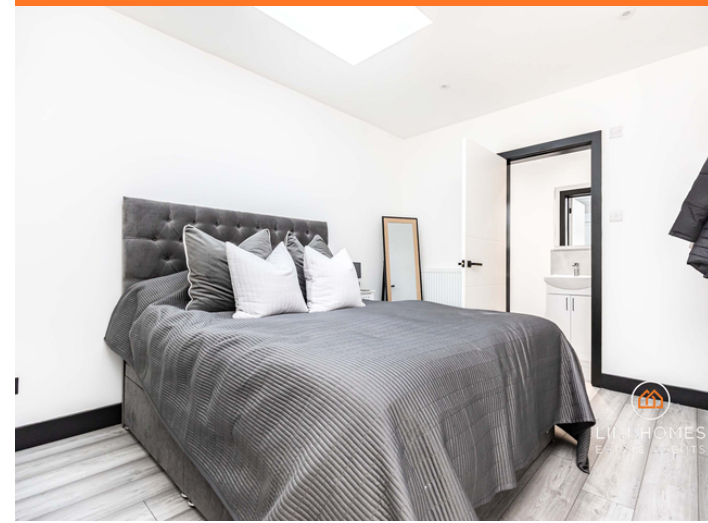
Smooth set ceiling, downlights, double glazed Velux windows to the side aspect, radiator, power points, en-suite shower room and LVT flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, double enclosed waterfall shower with additional shower head, wall mounted sink with storage, toilet, heated towel rail, fitted mirror and LVT flooring.

Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points, longline fitted cupboard with the consumer unit enclosed and carpeted flooring.



Bedroom Four

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, thermostat, underfloor heating, power points and tiled flooring.

Office/Bar

Smooth set ceiling, downlights, UPVC double glazed French doors to the rear aspect, underfloor heating, power points, fitted bar and tiled flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, tiled bath with waterfall shower and additional shower head, toilet, wall mounted sink with storage, fitted mirror with feature lighting, tiled walls and flooring.

Storage Cupboard

Smooth set ceiling fitted shelving.

Outside

Garden

Laid to artificial lawn, patio area, surrounding wooden fences, side gated access, outside tap, Porcelain tiles, shingle boarder and outside lighting.

Driveway

Partial shingle and tarmacked driveway with parking for multiple vehicles, outside lighting, shingle boarder, surrounding hedges and wooden fences.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £10,000
Moving Home: £15,000
Additional Property: £40,000