



# 11 Almer Road, Poole, Dorset. BH15 4JR

- Detached Chalet Bungalow
- Four Double Bedrooms
- Convenient and Quiet Location
- Secluded West Facing Rear Garden
- Workshop
- Modern Kitchen & Shower Room





## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this spacious, recently refurbished detached, chalet bungalow with four double bedrooms located in Hamworthy, near Poole.

The front door opens into a large entrance hall leading through to the hallway.

There is a wonderful open plan kitchen/dining room fitted with a range of modern sleek wall and base units with integrated oven and hob and spaces for other appliances including tall fridge/freezer. A contemporary oak and glass open tread staircase rises to the first floor accommodation.

The living room is light and airy and benefits from sliding patio doors leading into a sun room, great for relaxing overlooking the garden in all weathers!

There are two good sized double bedrooms on the ground floor with the master bedroom benefitting from an en-suite shower room.

Completing the downstairs accommodation is a bathroom fitted with modern walk-in shower cubicle, hand basin set in vanity unit with useful cupboards under and a w.c.

The first floor comprises two excellent sized double bedrooms and a cloakroom fitted with modern white w.c. and wash hand basin.

Outside to the front there is long driveway with an adjoining shingled area, providing ample off road parking for several vehicles. The delightful rear garden is fully secluded by means of a close boarded fence and mature trees and shrubs. A large patio area, ideal for barbecues and al-fresco dining leads directly off the sun room and a few steps drop down to the gorgeous garden comprising large lawned area with pathway leading to further patio areas. There is a workshop in the garden, providing lots of storage and working space to suit your needs whether it be as a hobby room or a space for gardening/decorating tools and the children's outdoor toys/bikes.

This great property is neutrally decorated and in immaculate order throughout and must be viewed internally to be fully appreciated. Book your appointment to view today by contacting Mursells Estate Agents.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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