



brown & kay

residential sales

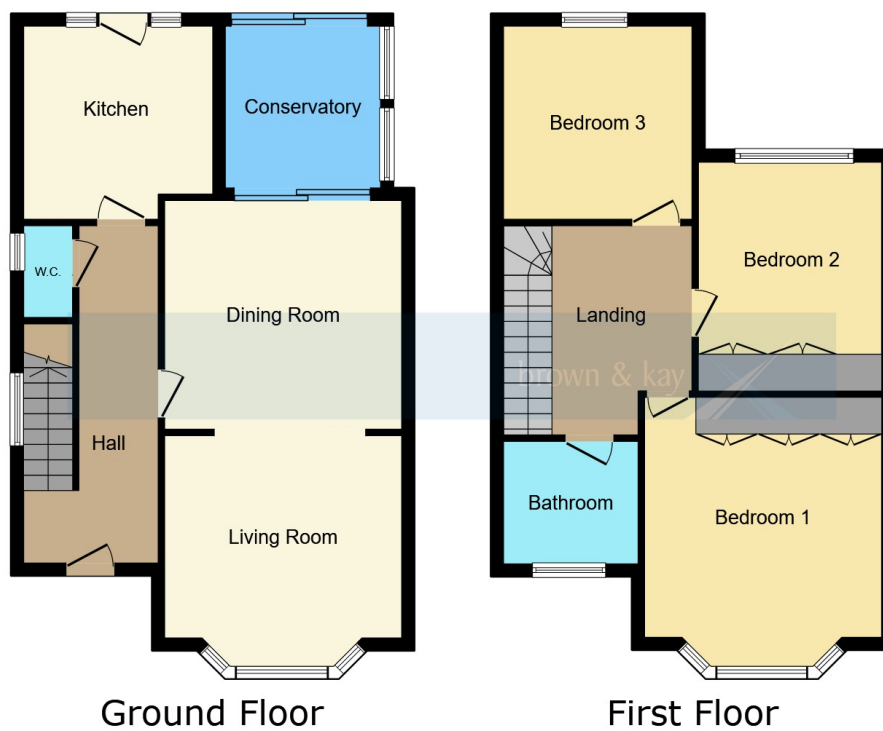
lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

rightmove
find your happy

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



33 Coy Pond Road, Poole, Dorset BH12 1JT

£725,000

The Property

A beautifully presented three bedroom home nestled within this tranquil location backing on to Coy Pond. The bright and airy interior boasts generously proportioned accommodation to include a lovely lounge/dining room, fitted kitchen, ground floor cloakroom, conservatory, three first floor bedrooms and family bathroom. A particular feature of the home is the stunning, southerly aspect garden to the rear which enjoys a good degree of seclusion with direct access to Coy Pond, there is also driveway parking and the added benefit of a garage.

The property is located in the highly sought after area of Coy Pond, a haven for wildlife, with its pretty duck pond, lovely areas to picnic and pathways to enjoy leisurely strolls. Bournemouth Gardens are also just across the way with pathways leading to the bustling town centre of Bournemouth with glorious sandy beaches beyond. Also within comfortable reach is the stylish village of Westbourne with its laid back ambiance and an eclectic mix of cafe bars, restaurants, and boutique shops together with the usual high street name such as Marks and Spencer food hall.

ENTRANCE HALL

Stairs to the first floor landing.

CLOAKROOM

Low level w.c. and wash hand basin.

LOUNGE/DINING ROOM

24' 10" x 12' 8" (7.57m x 3.86m) Front aspect UPVC double glazed bay window, feature fireplace, radiator, rear aspect UPVC double glazed patio door to the conservatory.

CONSERVATORY

8' 9" x 8' 4" (2.67m x 2.54m) UPVC construction with sliding patio door to the rear garden.

KITCHEN

10' 0" x 9' 4" (3.05m x 2.84m) Fitted with a range of wall and base units with work surfaces over, space for free standing fridge/freezer, space for Rangemaster style gas cooker, space and plumbing for washing machine, double glazed door to the rear garden.

FIRST FLOOR LANDING

Hatch to loft space.

BEDROOM ONE

12' 11" x 12' 10" (3.94m x 3.91m) Front aspect UPVC double glazed bay window, radiator, built-in wardrobes.

BEDROOM TWO

12' 3" x 9' 8" (3.73m x 2.95m) Rear aspect UPVC double glazed window with pleasant outlook, radiator, built-in wardrobes.

BEDROOM THREE

9' 11" x 9' 7" (3.02m x 2.92m) Rear aspect UPVC double glazed window, radiator.

FAMILY BATHROOM

Suite comprising shower bath with glass shower screen and wall mounted shower, w.c. and wash hand basin. Heated towel rail, UPVC double glazed window to the front aspect.

FRONT OF PROPERTY

The property is approached via block paved driveway which provides off road parking, the remainder is laid to well tended lawn with mature planting and shrubbery.

REAR GARDEN

A particular feature of the home is the stunning rear garden which enjoys a pleasant south facing aspect with beautiful back drop, generous patio area immediately abutting the rear of the property - ideal for alfresco entertaining. The remainder of the garden has a well manicured and good size area of lawn with stepping stones, there is an abundance of mature and established planting providing a good degree of seclusion. There is also gated access directly in to Coy Pond.

COUNCIL TAX - BAND E