



Policemans Lane, Poole.

- Semi-Detached House
- Three Bedrooms
- Super Open Plan Kitchen/Dining/Living Room
- Large Conservatory
- Enclosed Rear Garden
- Off Road Parking for Several Vehicles



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this immaculate semi-detached house located near French's Farm Natural Green Space/Reserve, this property offers well-presented and spacious accommodation throughout. It features three bedrooms, a superb open-plan lounge, dining, and kitchen area, as well as a large conservatory, utility pantry, and bathroom. The ground floor includes a convenient downstairs w.c. The house benefits from oil-fired central heating and UPVC double-glazed windows and doors. The front and rear gardens are beautifully maintained, and there is ample off-road parking available.

Upon entering the property, you are welcomed by a bright entrance hall with a tiled floor and a UPVC front door. The downstairs w.c. is located to the front, with an obscure double-glazed window, a towel radiator, wash hand basin with tiled splashback, and a tiled floor.

The lounge features a radiator and UPVC French doors that lead to the conservatory, providing a seamless flow of light and space. The conservatory, built with part brick and part UPVC framework, has a polycarbonate roof, radiator, and laminate flooring. French doors from the conservatory open onto the rear garden.

The kitchen is equipped with an enamel one-and-a-half bowl sink unit with a mixer tap, a range of worktops, cupboards and drawers. There is space for a cooker, with a stainless steel recirculating extractor hood and light fitted above. A door from the kitchen leads to a utility pantry, which offers space and plumbing for a washing machine and fridge/freezer.

Upstairs, the landing features a UPVC double-glazed window to the front aspect and provides access to a loft hatch, as well as a storage cupboard. The three bedrooms are all well-sized, with UPVC double-glazed windows, and each has its own radiator. The bathroom is finished with fully tiled walls and flooring, and includes a panelled bath with a mixer tap and hand-held shower attachment, a pedestal wash basin, WC, and a towel rail radiator. There is also an obscure double-glazed window to the front aspect.

Externally, the rear garden enjoys a westerly aspect and is mainly laid to lawn with attractive borders, along with a garden shed, all enclosed by fencing for privacy. The front of the property also features a lawned area with borders and a block-paved driveway, providing ample off-road parking.

Early internal viewings are highly recommended to fully appreciate all this property has to offer. For more information or to arrange a viewing, please contact Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	38	
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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