

Alderney Avenue, Poole BH12 4LF

£485,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

An extended and stylishly presented three/four double bedroom detached bungalow enjoying a stunning kitchen lifestyle space, flexible accommodation, private detached garage and landscaped grounds.



## Key Features

- Located on a desirable well-regarded avenue
- Detached three/four bedroom modern bungalow
- Skilfully extended to create a most contemporary home
- Feature kitchen lifestyle space
- Bi-folding doors with direct access outside to the landscaped rear garden
- Modern family bathroom
- Spacious plot
- Off road parking for various vehicles
- Detached garage



## About the Property

A skilfully extended and most desirable three/four bedroom detached bungalow, set on a spacious plot and approached via a deep driveway providing off-road parking for various vehicles.

On entering the property, a spacious hallway leads to the main accommodation and stunning kitchen lifestyle space located at the rear of the property.

The modern kitchen lifestyle space has been skilfully extended to create a flexible social area to relax and entertain in and enjoys a fully equipped modern kitchen with integrated appliances and various contemporary details including a feature vaulted ceiling and bi-folding doors offering direct access outside to the landscaped rear garden.

Adjacent to the living space is the main double bedroom which is located on the east elevation and enjoys full height fitted wardrobes and space for free-standing furniture.

There are three further double bedrooms and bedroom four is currently set up as a second lounge reception room at the front of the property.

A modern family bathroom and WC completes the accommodation on offer.

Externally, the property is well positioned on a spacious plot with off-road parking for numerous vehicles. The property also enjoys side access which leads to a detached garage and landscaped rear garden with a rear patio sun terrace.

Tenure: Freehold

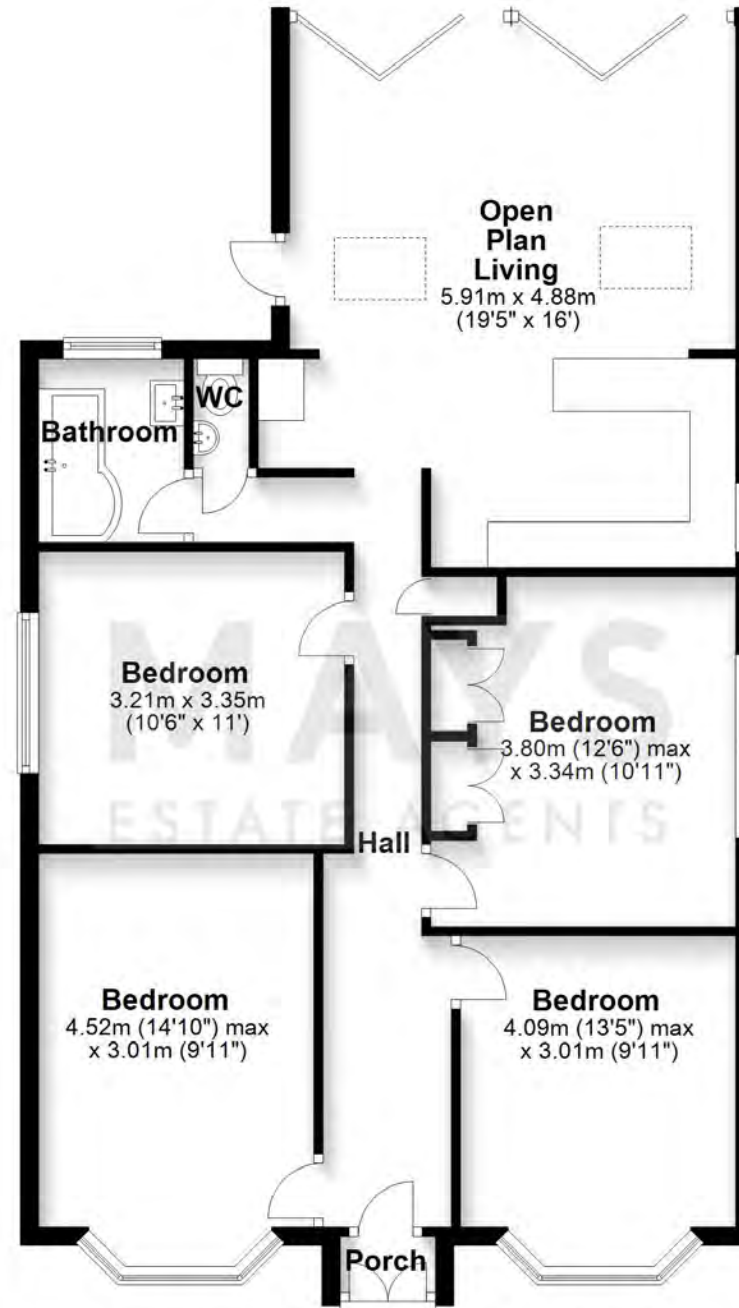
Council Tax Band: C





## Ground Floor

Approx. 94.4 sq. metres (1016.1 sq. feet)



Total area: approx. 94.4 sq. metres (1016.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas.

To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





## About the Location

Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. It also offers great connections with its main rail links to Southampton and London, as well as the ferry crossings to the continent, whilst Bournemouth International Airport maintains any international business links you might require.

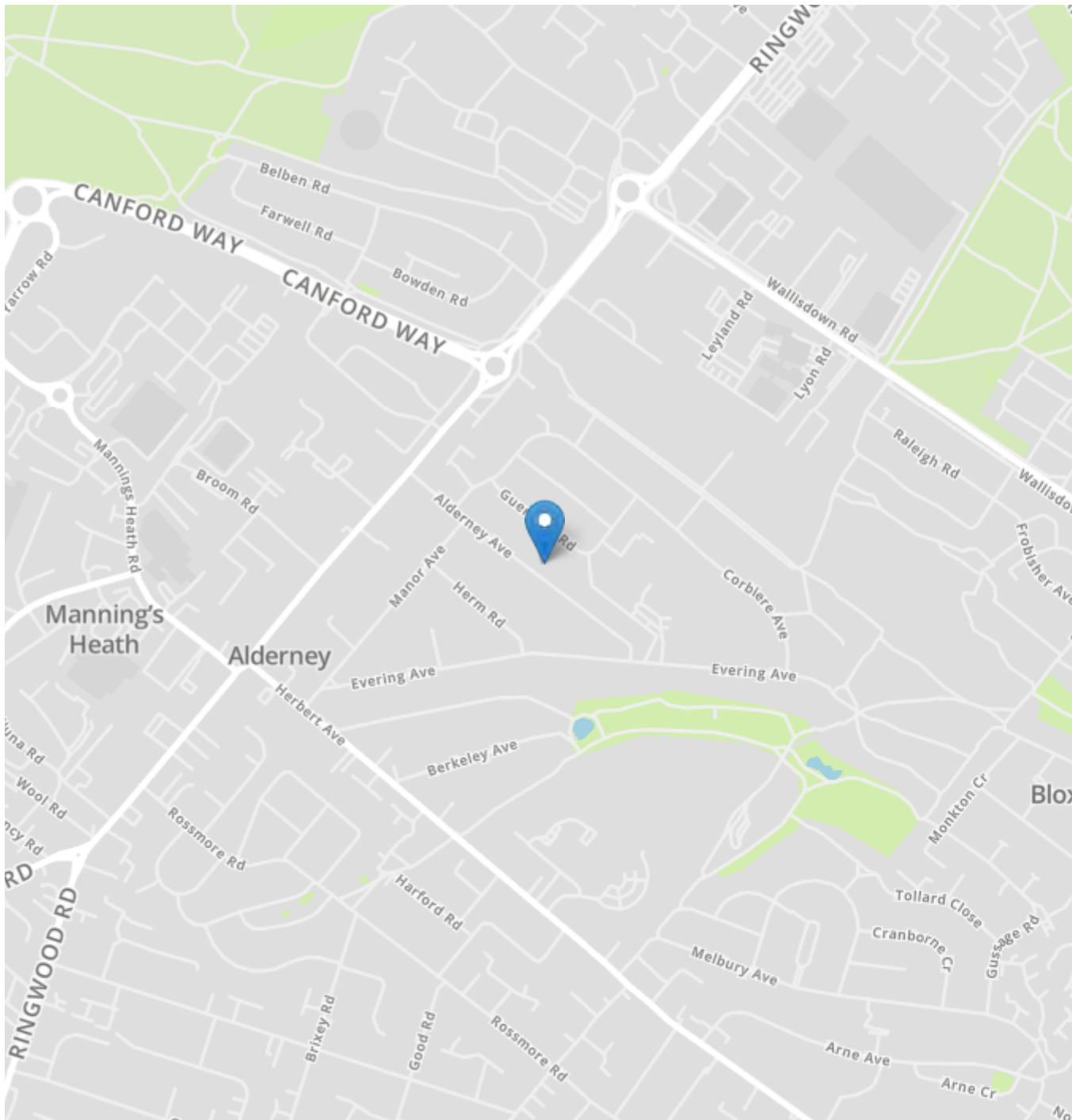


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 83                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 62      |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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