

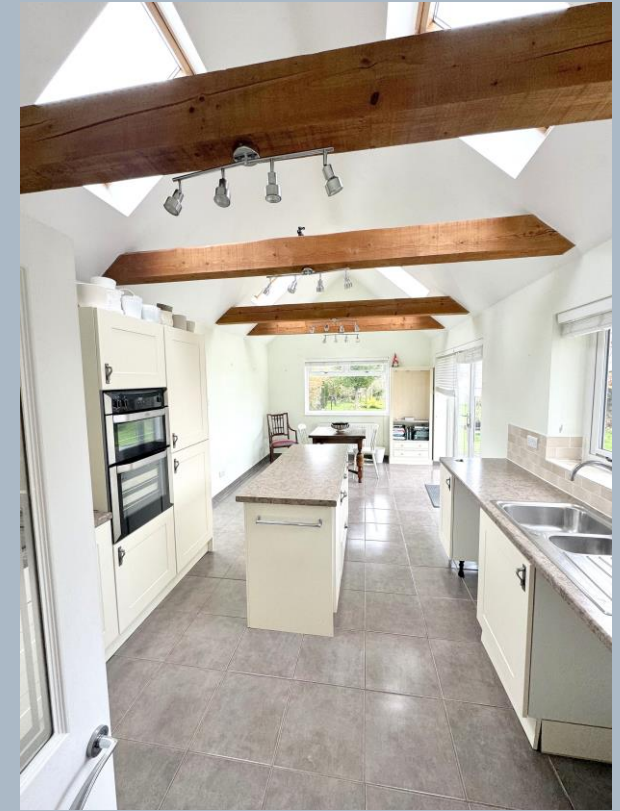


**27 Apsley Crescent, Darby's Corner, Poole,
Dorset, BH17 7LX**

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FREEHOLD PRICE £450,000

A deceptively generous 4/5 bedroom detached chalet bungalow on an extremely good size level plot with garage, extensive parking and sold vacant with no forward chain. The property has been extended and includes a wonderful 21' kitchen/dining room, unusually large for this size of property, along with lounge with doors out to the rear garden, 2 ground floor double bedrooms, study/dressing room and a ground floor 4 piece spacious bathroom. Upstairs are 2 further double bedrooms, set in the eaves, both with built in storage and a further bathroom. The 100' south facing rear garden is a further asset being flat and having a large patio and lawned area with fruit trees and an area for growing vegetables. The property has gas central heating, double glazing and is being sold as a probate sale, with probate granted.



- Spacious 4/5 bedroom, 2 bathroom, detached chalet bungalow offering approximately 1500 sq. ft of accommodation
- Bright and spacious 21' kitchen/dining room with feature vaulted and beamed ceiling and tiled flooring and fitted in a range of white shaker style units with work tops over and a central island unit. Integrated double oven, 4 ring gas hob and extractor with space for washing machine, dishwasher and fridge/freezer. This room has large windows to two elevations, including double doors out to the garden and a pair of Velux ceiling windows
- Lounge with double doors leading to the garden
- Large family bathroom with feature roll top bath, walk in double shower, wash basin and w.c
- 2 double ground floor bedrooms and a further study/dressing room
- 2 upstairs bedrooms (slightly restricted headroom) both with built in storage cupboards
- Further first floor bathroom
- Gas central heating and double glazing
- Fabulous 100' south facing garden with good size rear patio, large lawn with vegetable garden to the rear. There is also a side covered area, leading to the garage, which provides an excellent storage area
- Garage and off road parking for 5/6 cars
- Probate sale (granted) and sold vacant with no forward chain

The property is set in an established road of other bungalows and houses and is conveniently located for both Poole and Broadstone. There are excellent local schools nearby including Poole and Parkstone Grammar Schools as well as parks and amenities. Poole Town Centre is approximately 3 miles away with its extensive facilities and mainline railway station and Broadstone shops are within a mile

COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



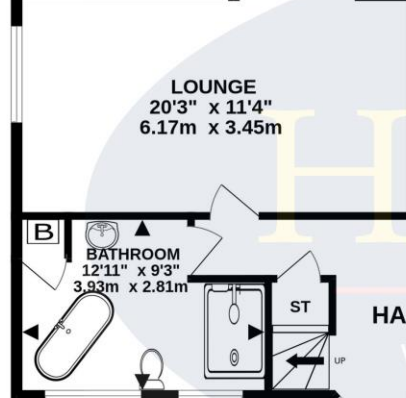
INCLUDING GARAGE, NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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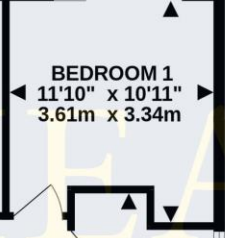


**KITCHEN/
DINING ROOM**
22'1" x 11'2"
6.73m x 3.40m



LOUNGE
20'3" x 11'4"
6.17m x 3.45m

BATHROOM
12'11" x 9'3"
3.93m x 2.81m



BEDROOM 1
11'10" x 10'11"
3.61m x 3.34m

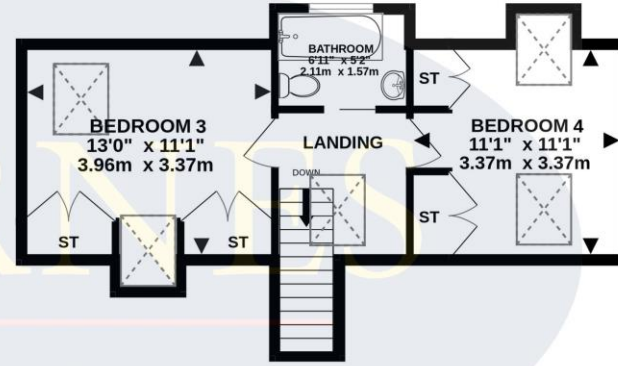


**OFFICE/
DRESSING ROOM**
8'10" x 7'7"
2.68m x 2.32m



BEDROOM 2
10'11" x 9'5"
3.34m x 2.88m

COVERED AREA
23'5" x 5'7"
7.13m x 1.70m



BEDROOM 3
13'0" x 11'1"
3.96m x 3.37m

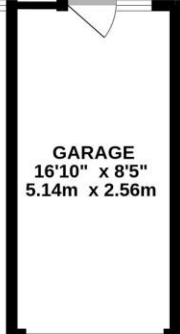
LANDING

BEDROOM 4
11'1" x 11'1"
3.37m x 3.37m

BATHROOM
8'11" x 6'2"
2.71m x 1.87m

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



GARAGE
16'10" x 8'5"
5.14m x 2.56m





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