

Royster Close, Poole BH17 9LQ

£590,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A skilfully extended and most desirable five bedroom three bathroom detached family home. Enjoying a well landscaped south facing plot, off-road parking for multiple vehicles and an integral garage.



Key Features

- A five-bedroom detached family home
- Three modern bathrooms
- Skilfully extended to a high level of finish
- Open plan kitchen lifestyle space
- Beautifully presented lounge/dining room
- South facing aspect
- Raised decked sun terrace
- Landscaped grounds
- Integral garage
- Off road parking for multiple vehicles



About the Property

This attractive and well-presented five bedroom three bathroom detached family home is approached via a block paved driveway providing off road parking for multiple vehicles and leads to an integral garage, open front porch and side access.

On entering the property, a spacious entrance hall leads through to the main accommodation. A beautifully presented lounge/dining room spans the original rear elevation of this home and enjoys well-defined areas for soft seating, relaxing and dining with feature panelled walls and sliding doors offering direct access outside to the rear decked sun terrace.

Next to the main living room is the kitchen lifestyle space, which has been skilfully created via a two-storey extension by our vendors to create a welcoming open plan kitchen arrangement, with a quality feature island and lounge space to the rear with bi-folding doors out to private decking.

A useful utility room, WC and storage completes the ground floor accommodation.

Rising to the first floor, five bedrooms and three bathrooms await with the main bedroom forming part of the two-storey extension, enjoying a private walk-in wardrobe and a modern ensuite shower room. Bedroom two also enjoys the benefit of an ensuite shower room, and the remaining three bedrooms are of good size and are complimented by a luxury family shower room.

Externally the property enjoys a sunny south facing aspect and landscaped grounds with a raised decked sun terrace immediately adjoining the rear of the property. The garden has been perfectly landscaped to encompass various dining and relaxation areas and benefits from side access. An integral garage and block paved driveway provides off road parking for multiple vehicles.

Tenure: Freehold

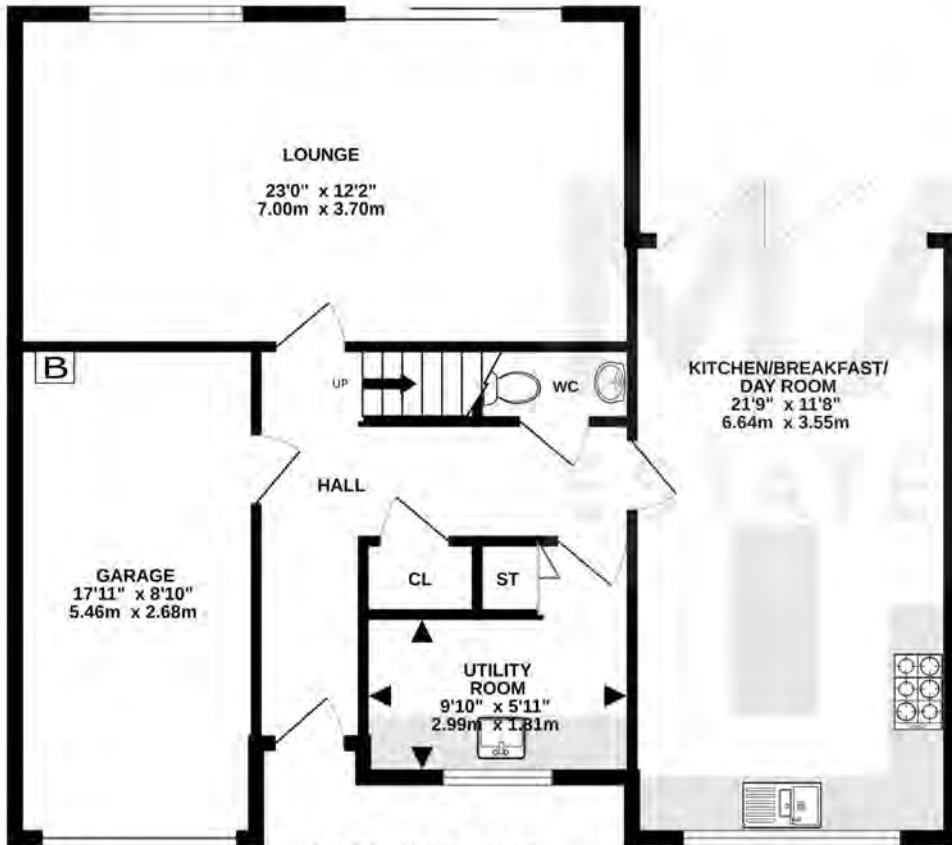
Council Tax Band: E



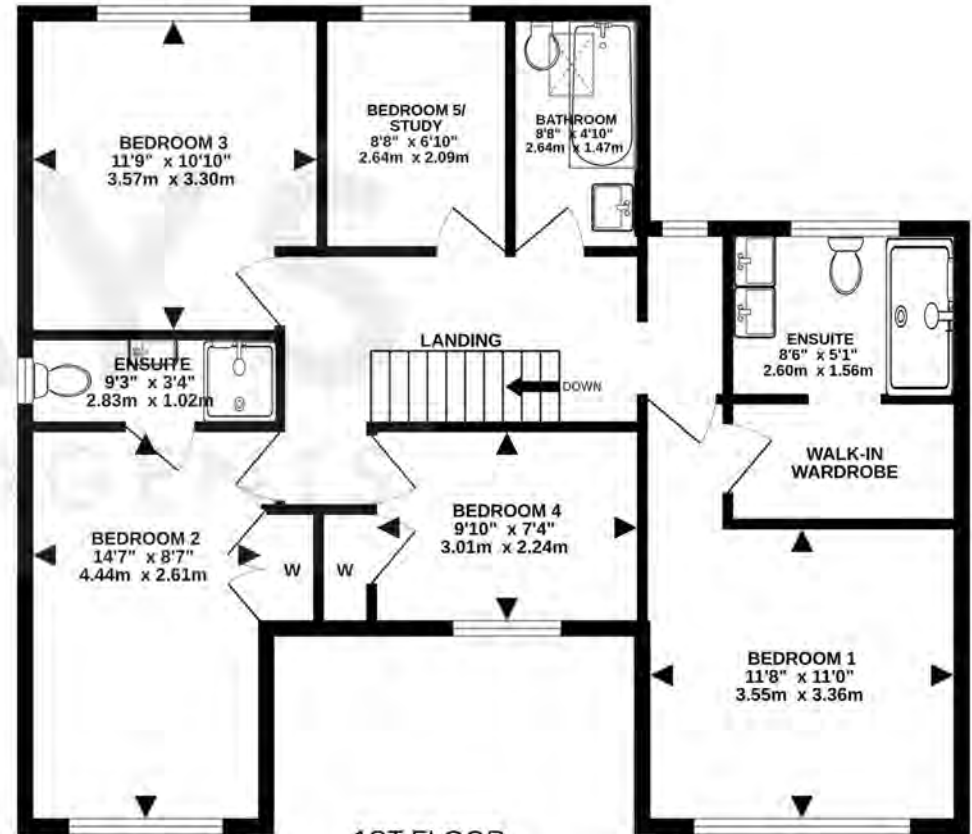
TOTAL FLOOR AREA : 1716 sq.ft. (159.5 sq.m.) approx.

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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GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

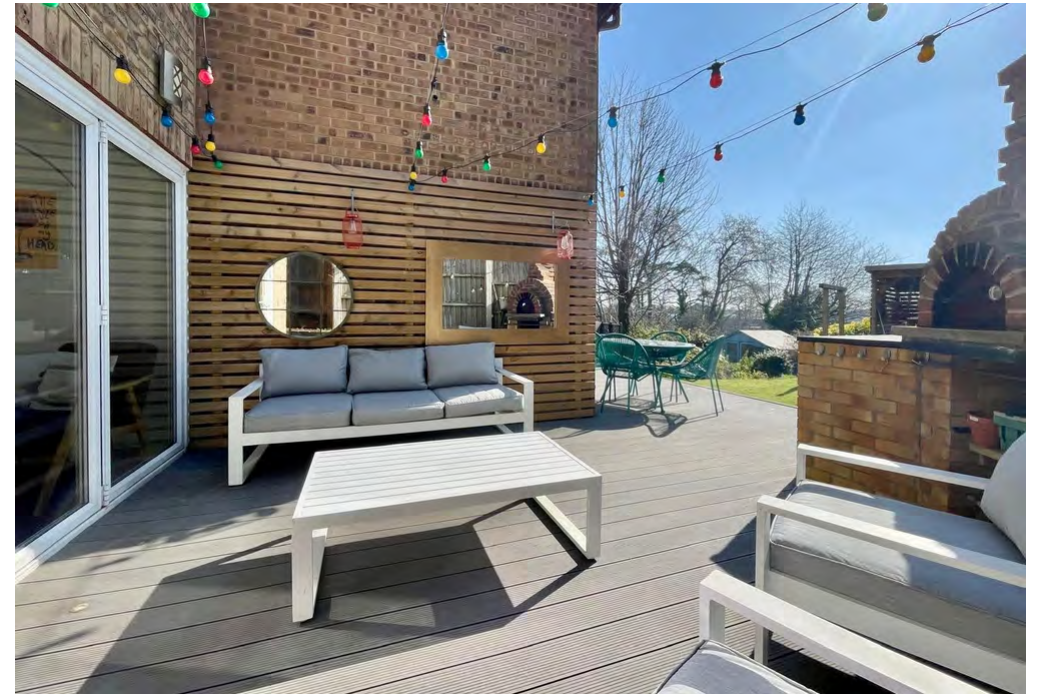


1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.



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.

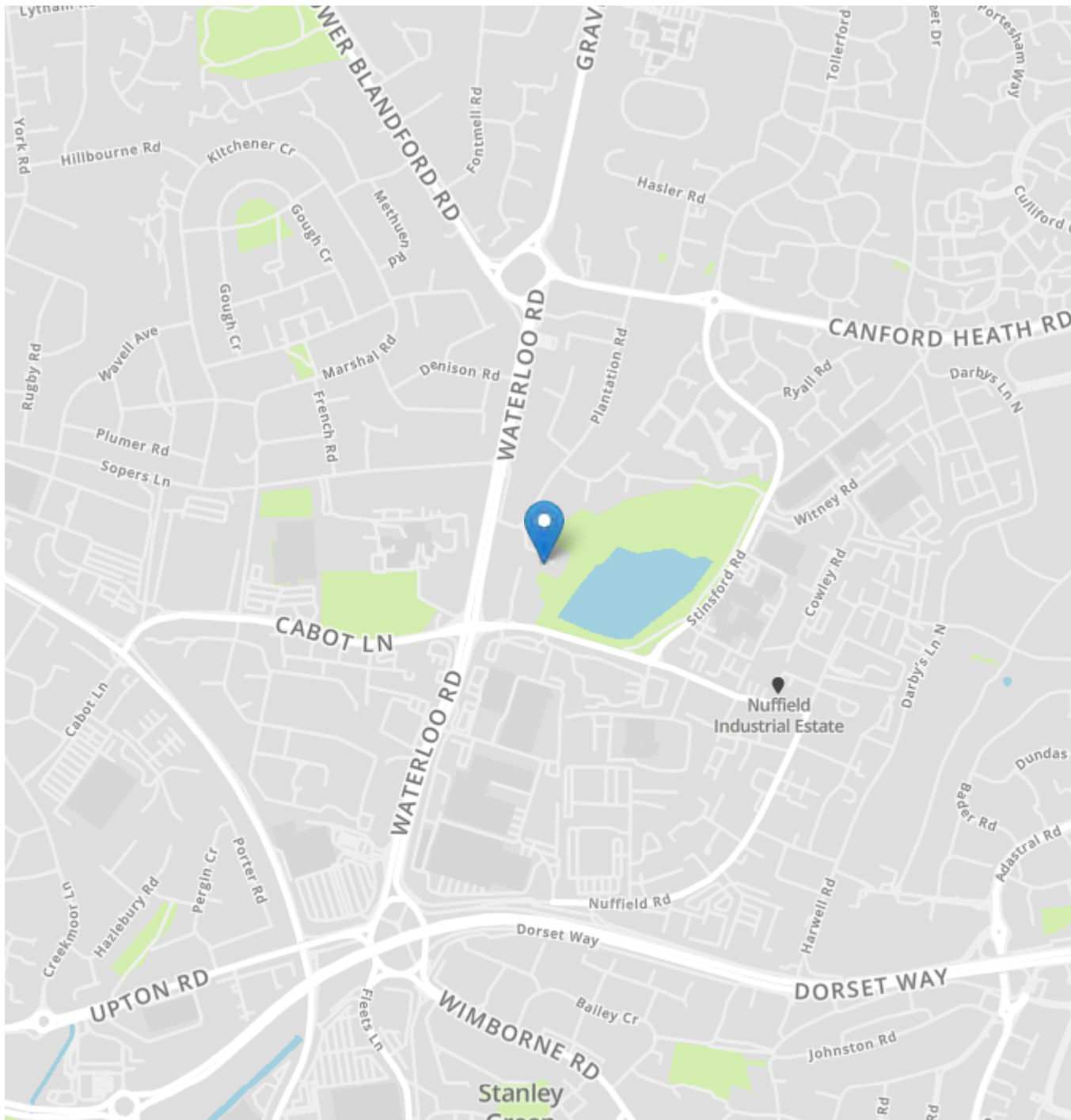


About Mays

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+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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