

Manor Avenue, Poole
Dorset, BH12 4LD



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FREEHOLD PRICE £475,000

A charming, character 4 bedroom, 2 bathroom, 2 reception room detached chalet bungalow nestled into a secluded corner plot, with gardens to the front, side and rear, that catch the sun throughout the day. There is a private leafy outlook from all the rooms and the owner presently has bedroom 4 set up as a second sitting room with a door out to the garden. The home has current planning permission for a ground floor extension to the side with plans available on request. The property is set on the corner of Manor Avenue and Herm Road, with a parking bay on Herm Road.

- 4 double bedroom (2 on each floor) detached chalet bungalow
- 2 reception rooms (currently bedroom 4 is used as a further sitting room) and offering versatile accommodation
- Luxury ground floor bathroom, that has been recently refitted with a further shower room on the first floor
- Solid oak floor in the sitting room, both ground floor bedrooms and entrance hall. Attractive white shutters from 'Just Shutters' in the ground floor main rooms
- Two tone kitchen in a range of white and feature, red units, with integrated 4 ring gas hob, extractor, oven, dishwasher, washing machine and under counter fridge
- Planning permission for a ground floor extension (plans available on request)
- Well presented with modern internal décor
- Gas central heating and double glazing
- Off road parking for a car
- Private and secluded wrap around gardens with areas to sit, plant, store, along with a timber summer house with patio area to the front

This lovely home is set within ½ a mile of local shops and just over ½ a mile to Bourne Valley Nature Reserve with Alderney Hospital, Manorside and St Aldhelm's Academy close by. Manor Avenue is an established road, situated in the popular area of Alderney, just over 1 mile away from Knighton Heath Golf Club. Extensive shopping is nearby in Ashley Road just over 1.5 miles away including a large Waitrose, and Poole Town centre. Bourne Valley Nature Reserve offers lovely walks over beautiful Heathland. A similar distance is Rossmore leisure centre and swimming pool and Tower Park, both under a mile away.

COUNCIL TAX BAND: D

EPC RATE: D

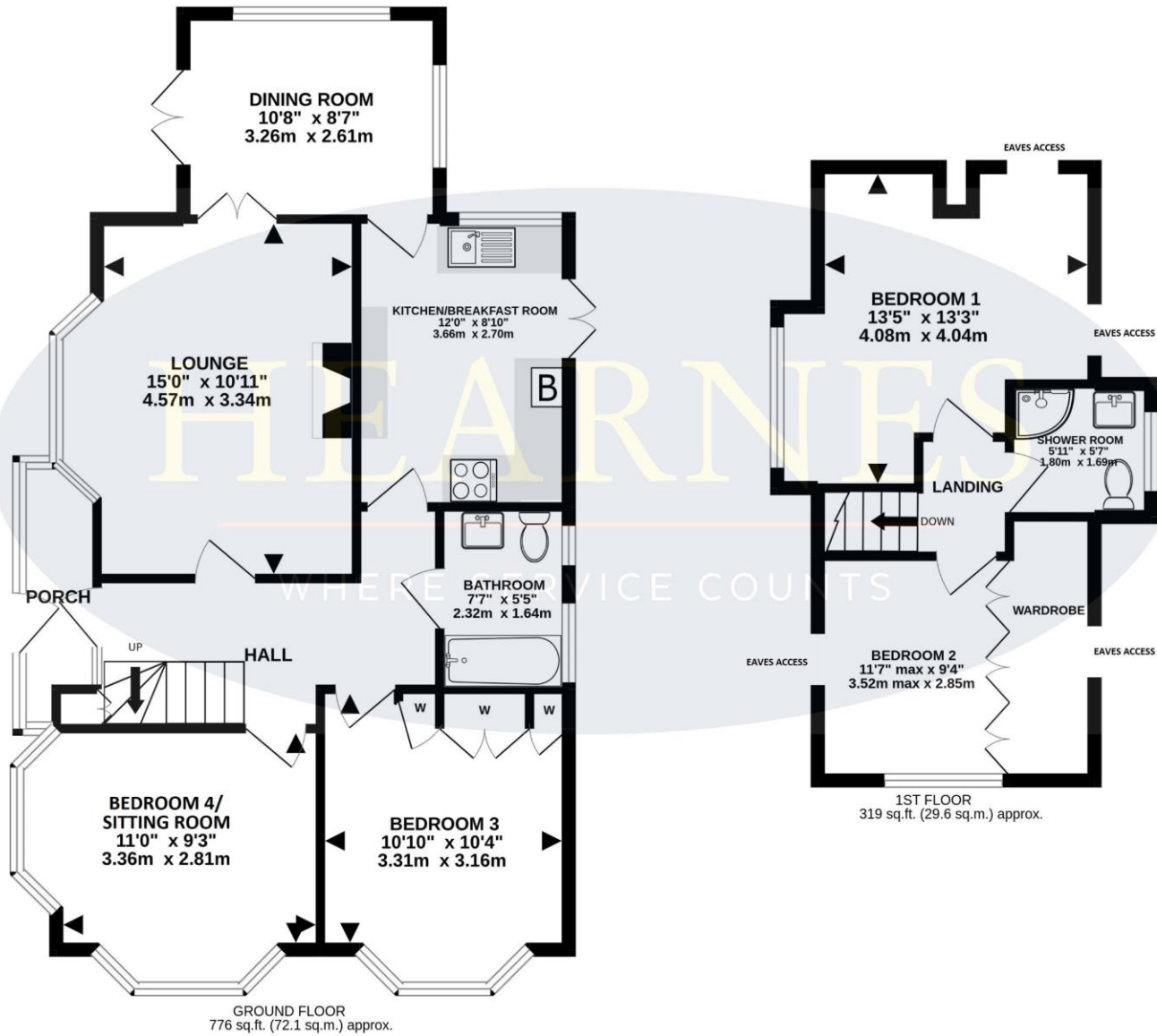
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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