



**Norman Avenue, Branksome, Poole,  
Dorset, BH12 1JH**

# Norman Avenue, Branksome, Poole, Dorset, BH12 1JH

## FREEHOLD PRICE £465,000

Nestled into a secluded plot and private from the road, is this attractive, well presented 3 double bedroom, 2 bathroom detached chalet bungalow on a generous plot. Tucked away, at the end of a cul de sac and set down a driveway, the bungalow enjoys a peaceful location, surrounded by an abundance of wildlife and trees, yet very convenient to local amenities. The home has a good size sitting room, with sun terrace, kitchen breakfast room, bathroom and 2 double bedrooms on the ground floor with a feature spiral staircase leading to the main bedroom with ensuite on the first floor. The first floor bedroom is particularly attractive with a large A shaped window, which looks out to the front and has a very sunny aspect.



- Attractive, well presented 3 bedroom detached chalet bungalow
- Cul de sac location
- 2 ground floor bedrooms with a generous bathroom
- First floor bedroom having a feature window, built in cupboards and ensuite shower room
- Modern kitchen/breakfast room fitted in a range of white soft close units with worktops over and integrated appliances to include 4 ring gas hob, extractor, Indesit fan assisted oven, slimline dishwasher space and plumbing for washing machine and fridge/freezer
- Gas central heating and double glazing
- Excellent frontage with parking for 3/4 cars on the driveway and further drive down the side of the property with space for a motorhome or caravan
- Secluded rear gardens having a patio outside from the kitchen, leading to a landscaped tiered garden. The first tier is fully enclosed by a picket fence and having a raised deck, summer cabin, lawn and steps leading to a further area of more natural landscaping with trees, plants and shrubs. Plenty of places to enjoy both sun and shade



Norman Avenue is a quiet cul de sac set off Guest Avenue in Branksome. It is an established residential area of predominantly detached homes of various ages and styles and is conveniently located with good access to both Poole and Bournemouth Town Centres with Parkstone and Westbourne being just over a mile away. Branksome Recreation Ground is just over 400m, and a local convenience store is found on the corner of Winston and Guest Avenue. There are supermarkets close by as well as Branksome Retail Park and Rail station, which are approximately a mile away.

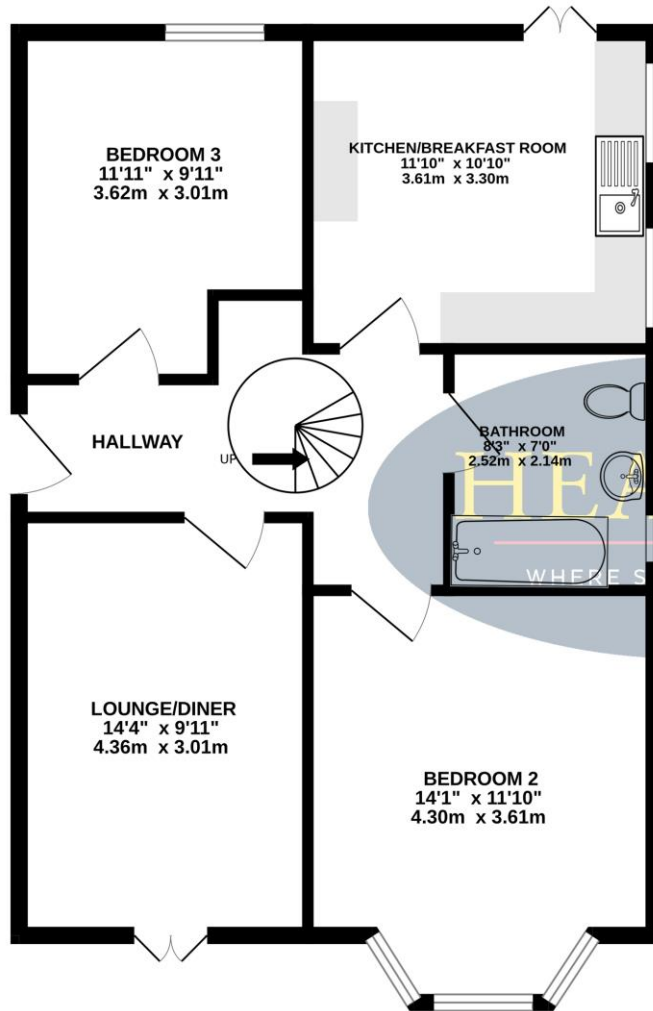
**COUNCIL TAX BAND: D**

**EPC RATE: C**

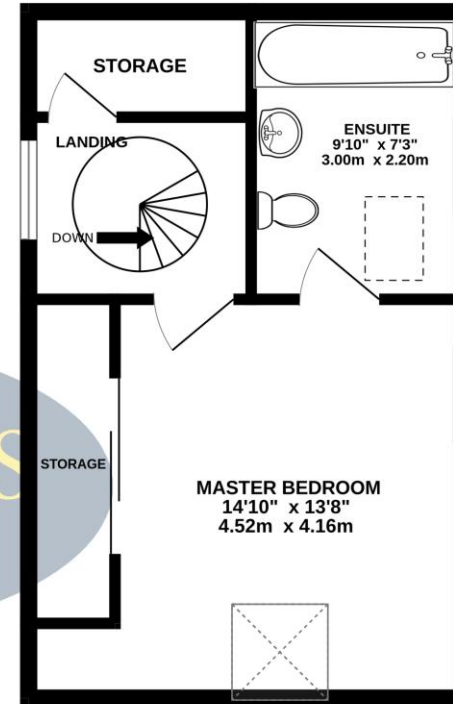




GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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