

**Winston Avenue, Branksome, Poole,
Dorset, BH12 1PE**



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Winston Avenue, Branksome, Poole, BH12 1PE

FREEHOLD GUIDE PRICE £400,000 - £425,000

A spacious 3 double bedroom detached home set on a generous corner plot with off road parking for 4 cars and a private rear garden. The home has rather a Scandinavian feel, with extensive use of wood and offering a fabulous open stairway, quality fitted solid wooden units in the reception areas and bedrooms, along with open plan living downstairs. The home has some large double glazed windows, making it feel extremely light and bright with access to the side and rear via double glazed doors. Offering a double reception room, a recently fitted kitchen/breakfast room with integrated appliances, outside utility area, en suite cloakroom and family bathroom. Set conveniently within easy reach of excellent local shops school and amenities.

- 3 double bedroom detached home, set on a generous corner plot, with possibility for extension (subject to planning)
- Excellent off road parking for 4/5 cars or a large motor home/boat
- Spacious accommodation with open plan hallway leading to kitchen/breakfast room and 2 reception areas. Tapley fitted wall mounted 1950's style modular wooden display units.
- Further wall and floor units offering extensive storage space with worktops over
- Outside utility 'lean to' with power and plumbing. Excellent space for washing and drying
- Fabulous staircase with solid wooden tread and feature black railings
- Main bedroom having an extensive range of Hulsta furniture to include bedside tables, over bed shelving, cupboards, drawers, dressing table, storage and double wardrobe. En suite cloakroom
- Second bedroom/home office, with further fitted wardrobes (including a pull out double bed (if wanted) and fitted Hulsta furniture to include a study desk, drawers, shelves and cupboards
- Bedroom 3 with double wardrobe with sliding mirror fronts.
- Bathroom with shower over the bath
- Good size rear garden which is very private and enclosed by a high brick wall to one side and solid fence to the other. There is an outside patio and path leading down both sides of the home
- Part boarded loft with pull down ladder and EPC rating of C
- New Glow-worm boiler and new double glazing fitted in 2022

Set in a convenient location, being under half a mile to Bishop Aldhelm's CE primary school and a little further on being Talbot Heath which leads to Coy Pond and then the Bournemouth Upper Gardens. A local convenience store is just over 100 m away, along with local shops on Herbert Avenue, Sainsbury Superstore and Ashley Road shops, at Parkstone, being close by. Bournemouth is just over 2 miles away and Poole, just over 3.

COUNCIL TAX BAND: C

EPC RATE: C

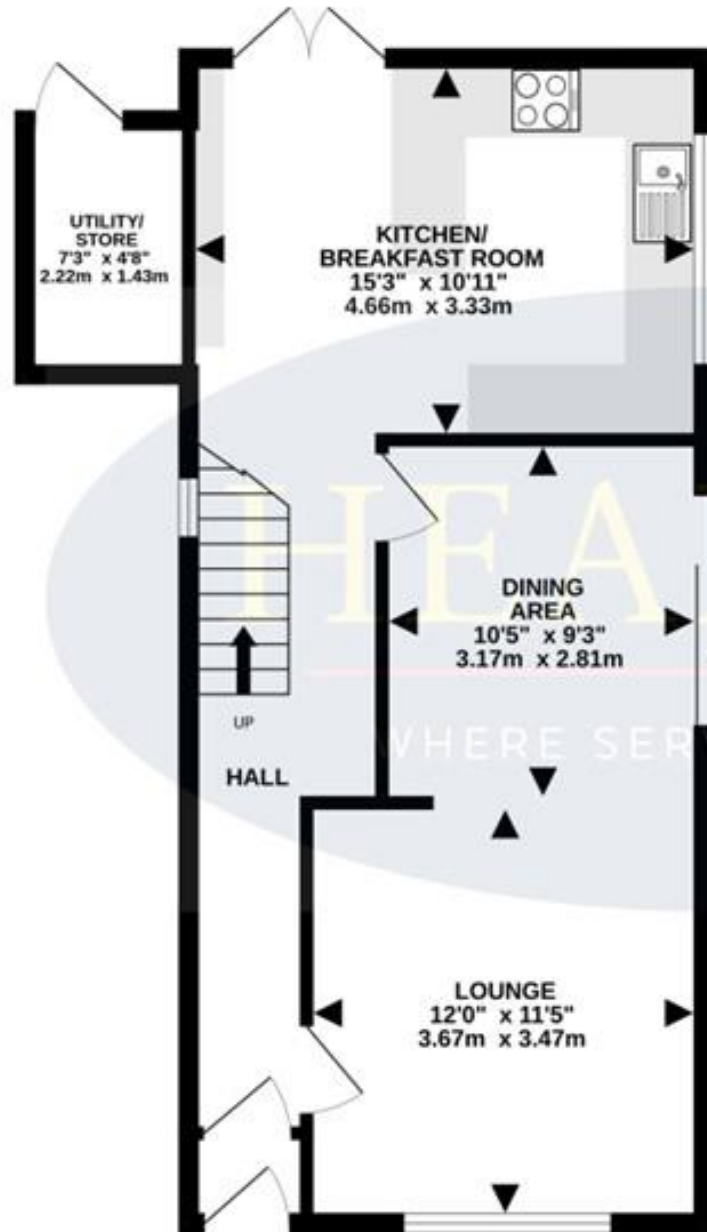


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

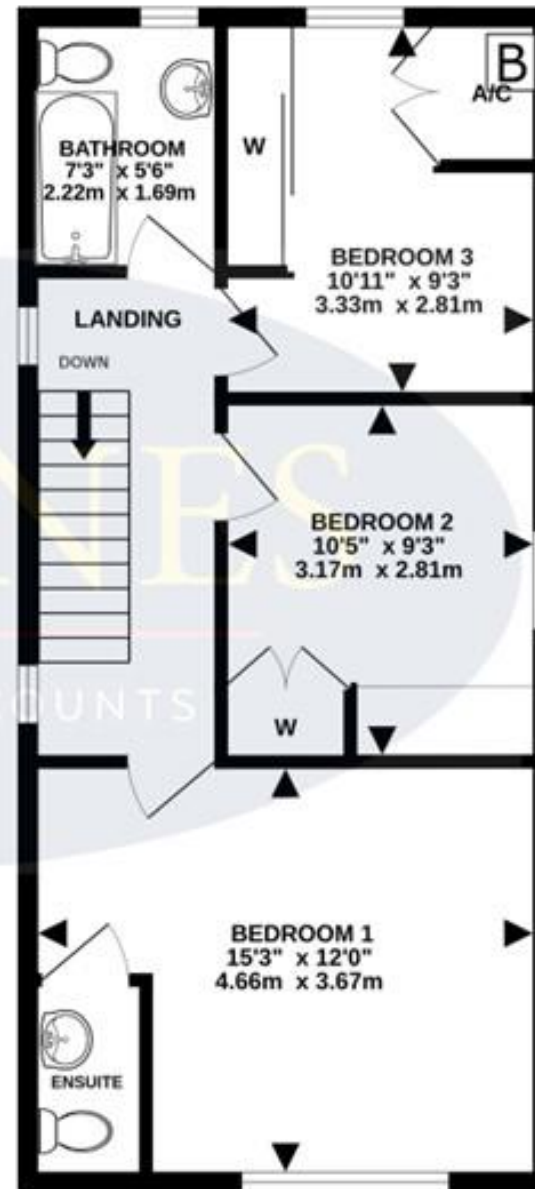


TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

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 listed and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.





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