



# 1a Almer Road, Poole, Dorset. BH15 4JR

- Detached Bungalow
- 2 Bedrooms
- South Facing Garden
- Super Eco Home
- Underfloor Heating
- Solar Panels
- Private Drive



## PROPERTY DESCRIPTION

Mursells Estate Agents are thrilled to offer for sale this newly built detached 2-bedroom bungalow, completed in 2022. It offers a perfect blend of modern luxury and functionality. Nestled down its own private drive, this residence boasts an array of amazing features that make it a haven of comfort.

As you enter, you'll be greeted by the warmth of underfloor heating throughout the entire home, ensuring a cozy ambiance in every corner. The living spaces are bathed in natural light, thanks to the strategically positioned triple-glazed windows that not only enhance energy efficiency but also provide stunning views of the surrounding landscape.

The heart of this home lies in its south-facing landscaped garden—a private oasis that invites you to unwind and connect with nature. Picture yourself enjoying sunny afternoons or entertaining guests on your spacious patio while surrounded by meticulously manicured greenery.

Concerned about sustainability? This property comes equipped with privately owned solar panels, harnessing the power of the sun to reduce your environmental footprint and energy bills. Embrace a greener lifestyle with ease.

Safety is paramount, and this bungalow prioritizes it with a state-of-the-art sprinkler fire safety system. Feel secure in the knowledge that your home is equipped to respond swiftly to any unforeseen circumstances, providing peace of mind for you and your loved ones.

The interior is designed for comfort and convenience, featuring two well-appointed bedrooms, with the main bedroom boasting an en-suite bathroom complete with a shower and W.C. Unwind in your private sanctuary after a long day, surrounded by contemporary finishes and thoughtful design.

Your convenience extends to a private driveway, ensuring hassle-free parking and easy access to your home. Whether you're a first-time buyer or looking to downsize without compromising on quality, this bungalow is a rare gem that seamlessly combines modern living with timeless elegance. Make your move and experience the epitome of comfort and style in this thoughtfully crafted residence.

Contact Mursells Estate Agents for more information or to book your viewing.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	89	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	