

**Plantation Road, Hatch Pond,  
Poole, Dorset, BH17 9LP**



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# Plantation Road, Hatch Pond, Poole, Dorset, BH17 9LP

## FREEHOLD PRICE £500,000

Tucked away and backing onto the wooded area behind Hatch Pond, is this attractive 3 bedroom detached 1930's extended bungalow. Offering well-presented, modernised accommodation to include a fabulous fully fitted kitchen/dining/day that runs across the rear of the home, with doors out to the garden, a generous master bedroom (currently used as a lounge) and modern bathroom. The home has landscaped front and rear gardens, detached garage, carport, block paved front driveway offering off road parking for 3 cars. The property is immaculate inside with modern internal décor, laminate flooring throughout the living areas, double glazing with fitted plantation shutters/blinds, gas central heating and potential for extension/loft conversion (subject to planning.)

- Attractive detached 1930's 3 bedroom bungalow
- Wonderful extended kitchen/dining/day room that runs across the rear of the home with doors out to the garden
- Kitchen fitted with a range of pale high gloss handle less units with oatmeal colour work tops over, extending to form a breakfast bar, having stools under. Fitted with integrated appliances to include electric hob, oven, extractor, dishwasher, fridge/freezer and freestanding washing machine and tumble dryer. By the side door, there is potential to turn this area into a shower room (if desired)
- Well-presented and immaculate internal presentation
- Beautifully tiled bathroom, with shower over bath
- Dual aspect master bedroom (presently used as a lounge) with plantation shutters
- Attractively decorated with soft neutral tones, laminate flooring in the main living areas, stylish internal doors, gas central heating and double glazing
- Private rear garden, which is fully enclosed having a large patio, area of lawn and attractive paths and borders with gate onto wooded area behind
- Detached garage with side carport
- Landscaped front gardens with attractive paving and planting and blocked paved driveway with parking for 3 cars

Plantation Road is situated off Canford Heath Road and is within a mile of Broadstone, and 2 miles of Poole Town Centre. Local areas of natural beauty include Canford Heath, Hatch Pond and Upton Country Park, all within a mile away. Both the boys and girls Grammar Schools are within a mile, with Broadstone close by also.

COUNCIL TAX BAND: D

EPC RATE: D

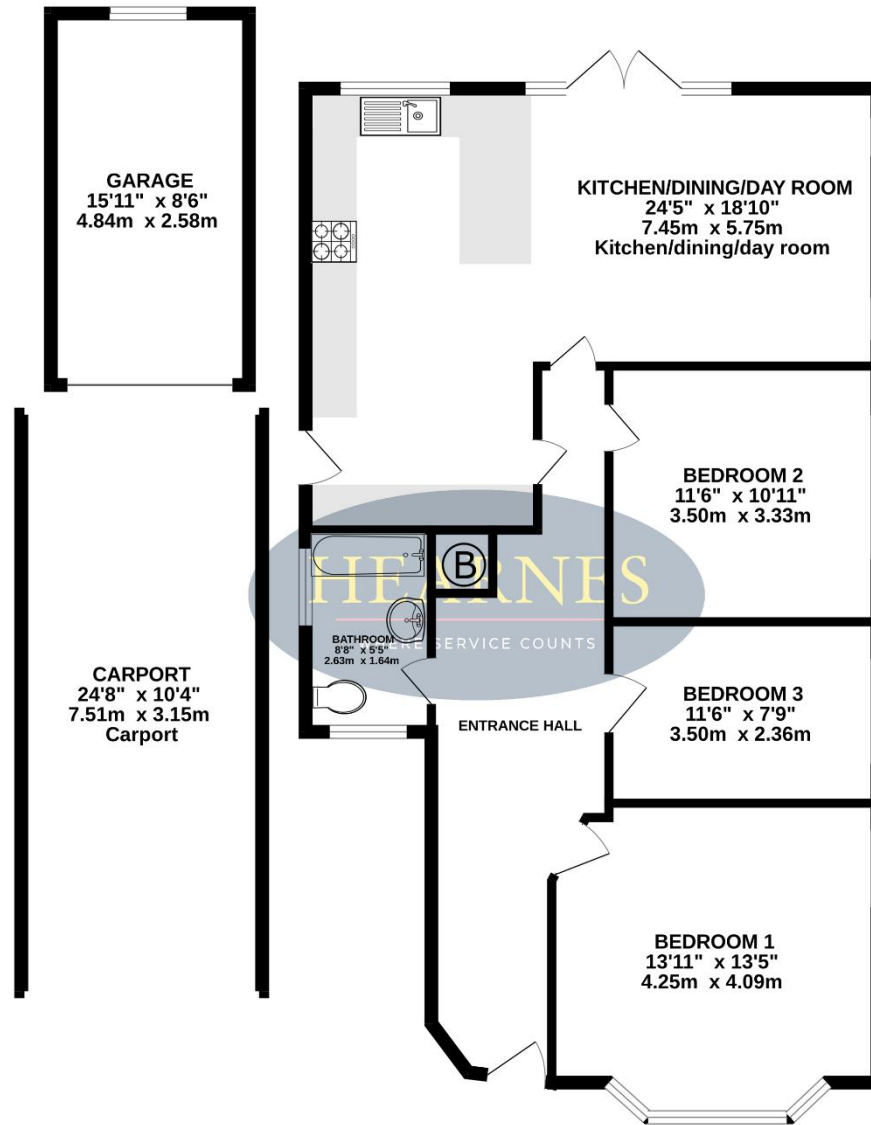
GENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







1355 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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