

**2a Winston Gardens, Poole, Dorset, BH12 1PN**



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# 2a Winston Gardens, Poole, Dorset, BH12 1PN

## FREEHOLD PRICE £550,000

A very well presented home, that has been updated over the years with overall accommodation to include 5 double bedrooms, 2 bathrooms, cloakroom, fabulous kitchen/breakfast room, utility room, generous sitting room, large garage and set in a popular residential location. The present owners have been there for 40 years and bought the original home as a 3 bedroom detached property. In 2000, they added an extension, to include a ground floor kitchen with stairs leading to a first floor bedroom, sitting room and bathroom. This made it ideal for them to house elderly family members, all being able to live under one roof. It could continue to be a multigenerational property, or could be used as a home and income, or just one family dwelling. It has been a very happy family home, one that has continually been improved and is ready for a new family to enjoy it too.

- Very well presented detached 5 bedroom home, currently laid out as a 3 bedroom home with a one bedroom annex
- First time to the market in 40 and the current owners have thoroughly enjoyed their time
- Stylish kitchen/breakfast room, refitted 18 months ago and having a range of navy handle less units with pale grey work tops over, which continue to form splash backs and a breakfast bar with feature pendant lights over. Fitted with integrated appliances to include oven, 4 ring gas hob, extractor, microwave fridge/freezer, dishwasher and under counter wine fridge
- Door to second kitchen or utility room and fitted with grey, shaker style unities with work tops over and brick effect white styled splash backs. Fitted with integrated oven, gas hob and washing machine
- Generous lounge/dining room with wood effect flooring and central feature fireplace
- Ground floor cloakroom that has recently refitted
- 3 double bedrooms in the main house all with either fitted wardrobes or built in wardrobes
- Family bathroom with shower over the bath
- Double glazing and gas central heating
- Fitted solar panels which currently generate approximately £2000 per year. These were bought by the owner, fitted in 2011 and on a 25 year agreement
- Excellent summer house 'Man Cave' with power and light
- Landscaped low maintenance garden, that enjoys the sun all day and designed with various patios, seating areas, landscaping with some attractive flowering plants
- Large garage with power, light and a vehicle charging point

The property is very conveniently located and in catchment of Bishop Aldhelm's CE Primary School, and within a mile of nature areas to include, Bourne Valley, Talbot Heath, Coy Pond and 2 miles to Bournemouth and 3 miles to Poole Town Centres. Branksome Retail Park and Sainsbury Superstore are also within a mile.

Council Tax D

EPC B

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



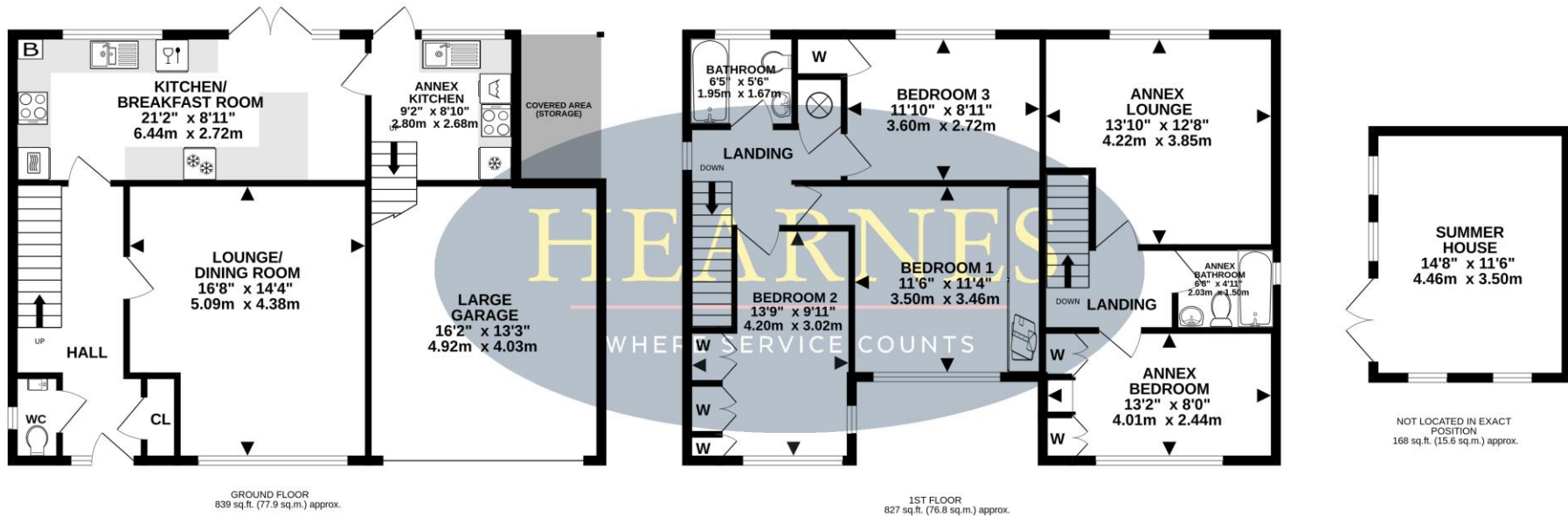


INCLUDING OUTBUILDING, NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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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[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE