



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626


LINKHOMES
ESTATE AGENTS



7 Corbiere Avenue, Poole, Dorset, BH12 4JJ
Guide Price £585,000

**** IMMACULATLY PRESENTED AND EXTENDED CHALET BUNGALOW ** ALMOST 1,800 SQUARE FEET IN LIVING ACCOMMODATION ** NO EXPENSES SPARED **** Link Homes Estate Agents are delighted to present for sale this recently-renovated and extended five bedroom detached chalet bungalow situated in the BH12 postcode. Benefitting from an array of standout features including five good-sized bedrooms with bedroom two offering a walk-in wardrobe, a show-stopping L-shape kitchen/dining room/living room bursting with character and perfect for hosting, two stylish three-piece bathroom suites, a low maintenance South-Westerly facing garden with an outbuilding and garage both offering power and lighting and off-road parking for multiple vehicles. This is a must-view to appreciate the attention to detail and incredible family home on offer!

Situated in a convenient and residential location, Corbiere Avenue sits centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are all within close proximity. All of which offer a range of shops and useful amenities and are all close by. Poole or Parkstone Train Stations are only a short drive away and connect to the mainline straight to London Waterloo. Nearby you can also find the seven miles long of award-winning sandy beaches.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, UPVC double glazed composite front door to the side aspect, UPVC double glazed frosted window to the side aspect, cupboard with the consumer unit enclosed, radiator, power points, 'HIVE' system, staircase to the first floor and LVT flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay windows to the front aspect, radiator, power points with USB charging, fitted bespoke wardrobes and drawers, an electric supply for an illuminated mirror and LVT flooring.

Bedroom Three

Coved and smooth set ceiling, UPVC double glazed bay window to the front aspect, radiator, power points and LVT flooring.

Bedroom Five/Office

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Downstairs Bathroom

Coved and smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, tiled bath with feature taps, speaker, feature sink with under storage, toilet, wall mounted mirror with lighting, stainless steel heated towel rail, storage cupboard with shelving and the water softener and tiled flooring.

Open Plan Kitchen

Coved and smooth set ceiling, smoke alarm, downlights, speaker, UPVC double glazed window to the side aspect, soft close wall and base fitted units, one and a half bowl butler sink, integrated longline fridge/freezer, integrated 'Neff' oven, integrated 'Lamona' microwave, integrated 'Lamona' washing machine, integrated 'Lamona' dishwasher, four point 'Lamona' gas hob with stainless steel 'Neff' extractor fan above, bespoke cork tiled wall, tiled splash back, power points with USB charging, Quartz worktops, under counter feature lighting, breakfast bar with space for bar stools, space for a wall mounted television and LVT flooring.

Dining Area

Coved and smooth set ceiling, downlights, speaker, radiator, UPVC double glazed window to the side aspect, under stairs storage cupboard, radiator, feature fireplace with closed flue, power points and LVT flooring.

Lounge

Coved and smooth set ceiling, downlights, speakers, UPVC double glazed sky light window, UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the rear aspect, longline radiator, power points, feature fireplace with exposed brick and log burner, bespoke fitted cupboards, television point, space for a wall mounted television and LVT flooring.

First Floor

Landing

Coved and smooth set ceiling, smoke alarm, feature ceiling light, power points, airing cupboard with the boiler and shelving enclosed, wooden balustrade with glass panels and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed Velux window to the side aspect, feature panelling, radiator, power points with USB charging, bespoke fitted wardrobes and drawers, television point and carpeted flooring.

Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed Velux window to the side aspect, feature panelling, storage cupboard with the immersion cylinder enclosed, power points, radiator, dressing room and carpeted flooring.

Walk-In Wardrobe

Wall mounted lights, electric heater, electric supply for an illuminated mirror, eaves storage, shelving and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, tiled walls, double enclosed water fall shower, wall mounted sink with under storage, toilet, wall mounted mirror with lighting and storage, stainless steel heated towel rail, UPVC double glazed frosted window to the side aspect and tiled flooring.

Outside

Garden

South-Westerly facing, patio and artificial lawn areas, surrounding fences, raised feature sleepers, wall mounted shelving for planters, outside lighting, outside tap, ACO drainage, side gated access and log storage.

Garage

Single flat roof garage with up and over door, power and lighting.

Outbuilding

Offering power and lighting.

Driveway

Concrete driveway with space for multiple vehicles, side gated access to the rear, outside lighting (connected to the HIVE system), tiled step to the front door, shingle boarder, raised sleeper flower beds and surrounding wooden fences.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £19,250
Moving Home: £19,250
Additional Property: £48,500