



72 Allens Road, Poole, Dorset. BH16 5BX

- Extended Detached Bungalow
- Two/Three Double Bedrooms
- Spacious Living Room
- Modern Bathroom with Shower and Bath
- Garage & Driveway
- Lovely Rear Garden
- Neutral Decor Throughout
- Cul-de-Sac Location



PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this extended detached bungalow with two/three bedrooms situated in a quiet cul-de-sac location in Upton, near Poole.

To the front of the property the attractive garden has resin areas with borders of mature shrubs/trees and a raised planting area, ideal for all year round colour. A pathway leads to the front door and a large driveway provides ample off road parking for several vehicles.

There is a spacious living area with attractive leaded light window to the front and two smaller ones to the side aspect. Boasting a feature brick fireplace with modern, recently fitted, electric fire having remote control, this is a lovely room for relaxing.

The kitchen is fitted with a wide range of modern cream shaker style units complemented by Butchers Block style worktops and incorporates a built in double oven and hob with extractor hood over. There are spaces for washing machine, dishwasher and full size fridge/freezer.

There are two double bedrooms, one of which benefits from built in wardrobes. Another room, which is currently being used as a dining room, could also become a third bedroom. This room has sliding patio doors allowing views of, and access to, the pretty rear garden.

The large fully tiled bathroom has a modern suite comprising of bath and separate quadrant walk in shower cubicle, together with wash hand basin and w.c. There is also a separate cloakroom with w.c. for added convenience.

Outside, the secluded south facing rear garden has an expansive patio area to the immediate rear of the property, ideal for barbecues/al-fresco dining. Steps lead down to the lower level, which is mainly laid to lawn.

Other benefits include a garage and partially boarded loft space that benefits from lighting and fitted pull down loft ladder.

This immaculately presented bungalow is neutrally decorated throughout and with recently fitted elegant Oak and glass doors to all rooms must be viewed internally - book your appointment to view today by contacting Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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