



43 Evering Avenue, Alderney, POOLE, Dorset BH12 4JF

£499,950 Freehold

An exceptional four bedroom detached chalet set on its own plot in Alderney close to local shops, amenities and central bus routes to Poole and Bournemouth. The scenic Bourne Valley Nature Reserve and Tower Park with its array of leisure facilities and Tesco's super store are also close by. This beautifully presented spacious property presents an ideal family home and internal viewing is imperative to appreciate the luxurious accommodation on offer, which comprises: lounge, bespoke kitchen/breakfast room, three downstairs bedrooms and bathroom and master bedroom with contemporary en-suite to the upstairs. Externally the property boasts a stunning wrap around garden providing all day sun and housing a 15' studio/summer house. To the rear there is off road parking which in turn leads to a detached garage. Further features of this impeccable home include: corner plot, reception hall, walk in wardrobe to master bedroom, fitted wardrobe to bedroom three, gas central heating and UPVC double glazing. Nearby Schools - Mansorise Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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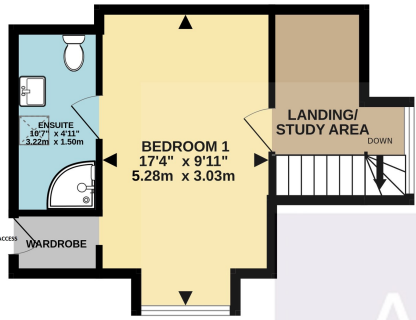
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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**ANTHONY  
DAVID & CO**

TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

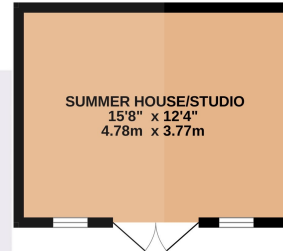
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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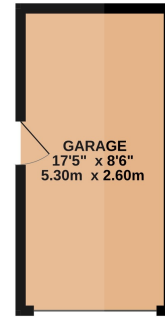
1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



SUMMER HOUSE/STUDIO  
15'8" x 12'4"  
4.78m x 3.77m



NOT LOCATED IN EXACT POSITIONS  
342 sq.ft. (31.8 sq.m.) approx.



Entrance Hall Doors to

Lounge 15' 7" x 15' 1" (4.75m x 4.60m)

Kitchen/Breakfast Room 27' 2" x 9' 2" (8.28m x 2.79m)

Master Bedroom 17' 4" x 9' 11" (5.28m x 3.02m)

En-Suite Shower Room 10' 7" x 4' 11" (3.23m x 1.50m)

Bedroom Two 12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Three 11' 1" x 8' 7" (3.38m x 2.62m)

Bedroom Four 10' 7" x 6' 11" (3.23m x 2.11m)

Bathroom 7' 10" x 6' 7" (2.39m x 2.01m)

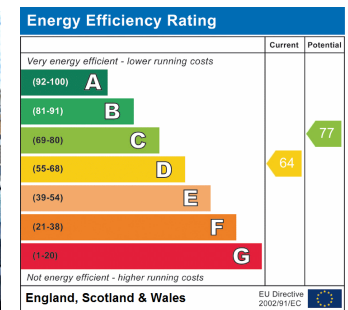
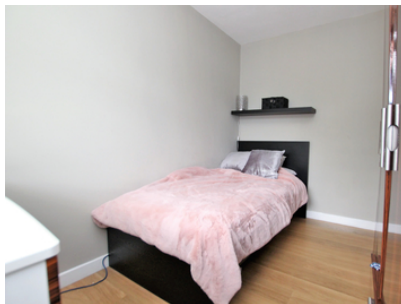
Garage 17' 5" x 8' 6" (5.31m x 2.59m)

Studio/Summer House 15' 8" x 12' 4" (4.78m x 3.76m)

Garden Wrap around

Driveway Off road parking

Council Tax Band D



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.