



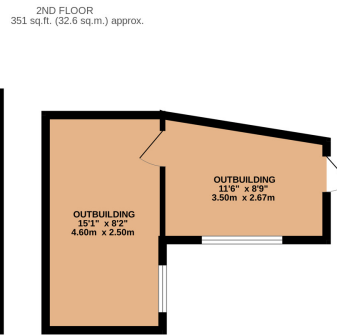
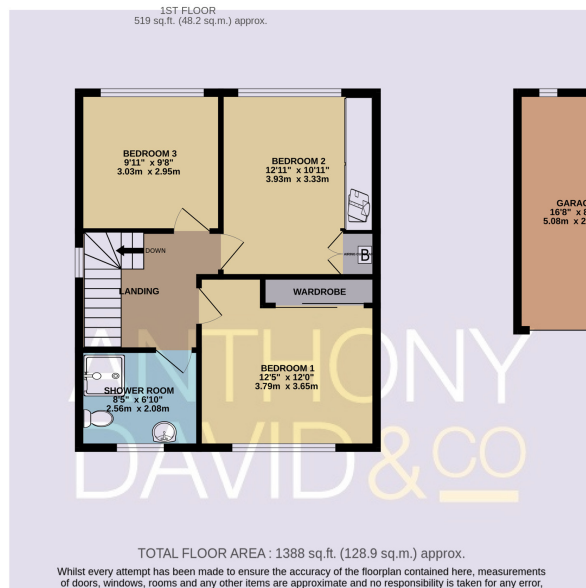
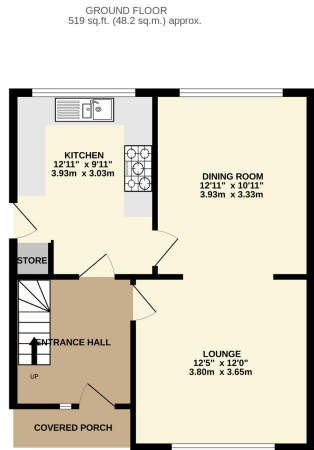
4 Apsley Crescent, Darbys Corner, Poole, Dorset BH17 7LX

Guide Price £400,000 Freehold

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A fantastic three double bedroom detached house situated in Darbys Corner within close proximity of bus routes and amenities. Broadstone parade with it's array of local shops, amenities and leisure centre is also close to hand. The property presents an ideal family home and viewing is a must to appreciate the good sized accommodation on offer, which comprises: lounge, kitchen, dining room and shower room. Externally the property boasts a low maintenance garden with two outbuildings/ hobby room/games room/office etc. To the front the driveway provides off road parking which leads through gated access to a detached garage. Further features of this super home include; feature fireplace to lounge, 'Range' cooker to kitchen, built-in wardrobes to bedrooms one and two, EV Charger, solar panels, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Canford Heath Infants and Juniors, Magna Academy and both Poole and Parkstone Grammars.

**ANTHONY  
DAVID & CO**



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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Entrance Hall Doors to

Lounge 12' 5" x 12' 0" (3.78m x 3.66m)

Kitchen 12' 11" x 9' 11" (3.94m x 3.02m)

Dining Room 12' 11" x 10' 11" (3.94m x 3.33m)

Landing Doors to

Bedroom One 12' 5" x 12' 0" (3.78m x 3.66m)

Bedroom Two 12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom Three 9' 11" x 9' 8" (3.02m x 2.95m)

Shower Room 8' 5" x 6' 10" (2.57m x 2.08m)

Garage 16' 8" x 8' 3" (5.08m x 2.51m)

Outbuilding 15' 1" x 8' 2" (4.60m x 2.49m)

Outbuilding 11' 6" x 8' 9" (3.51m x 2.67m)

Garden Low maintenance

Driveway Off road parking

Council Tax Band D



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | 84                      | 91        |
|   |   | EU Directive 2002/91/EC |           |

Property details contained herein do not form part of 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.