



95 Evering Avenue, Alderney, Poole, Dorset BH12 4JG

£474,950 Freehold

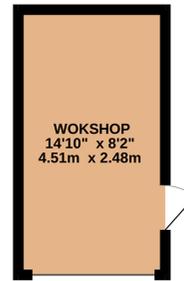
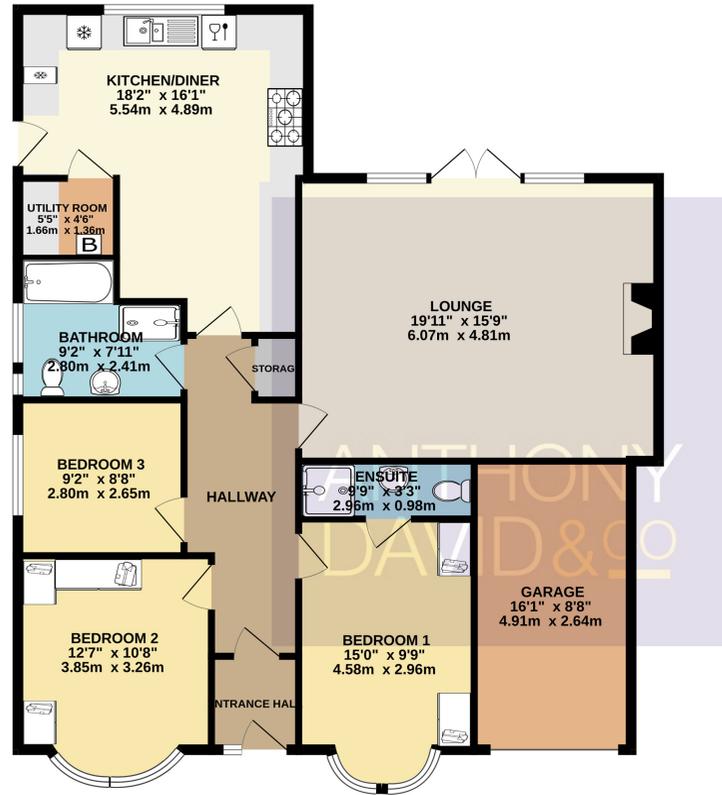
A superb three double bedroom detached bungalow situated on this residential road in Alderney close to local shops, amenities and central bus routes to Poole and Bournemouth. The scenic Bourne Valley Nature Reserve and Tower Park with it's array of leisure facilities and Tesco's super store are also close by. This much loved home offers over 1260 sq ft of living space (including integral garage) and viewing is imperative to appreciate the accommodation on offer, which comprises; lounge, Farmhouse style kitchen/diner, utility room, two good sized double bedrooms, en-suite shower room, smaller double bedroom and four piece bathroom suite. Externally the property boasts a delightful rear garden with sun patio and raised lawned area. To the front the carriage driveway provides ample off road parking which in turn leads to a garage. Further features of this 'must see' home include: 'Range cooker' to kitchen, woodburner to lounge, built-in wardrobes to bedrooms one and two, detached workshop, gas central heating and UPVC double glazing. Nearby Schools - Mansions Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.

WORKSHOP
120 sq.ft. (11.2 sq.m.) approx.



Entrance Hall Doors to

Lounge 19' 11" x 15' 9" (6.07m x 4.80m)

Kitchen/Diner 18' 2" x 16' 1" (5.54m x 4.90m)

Utility Room 5' 5" x 4' 6" (1.65m x 1.37m)

Bedroom One 15' 0" x 9' 9" (4.57m x 2.97m)

En-Suite Shower 9' 9" x 3' 3" (2.97m x 0.99m)

Bedroom Two 12' 7" x 10' 8" (3.84m x 3.25m)

Bedroom Three 9' 2" x 8' 8" (2.79m x 2.64m)

Bathroom 9' 2" x 7' 11" (2.79m x 2.41m)

Garage 14' 10" x 8' 2" (4.52m x 2.49m)

Workshop 14' 10" x 8' 2" (4.52m x 2.49m)

Garden Enclosed

Carriage Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA: 1389 sq.ft. (129.1 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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