

**40 Patchins Road, Turlin Moor,
Poole, Dorset, BH16 5AS**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE £275,000

Possibly the largest plot in the development is the setting for this generous 4 bedroom, 2 reception room terraced home, with conservatory, ground floor cloakroom and first floor bathroom. The home is set at the end of a cul de sac and looks rather small from the front, however, opens into a spacious home with gardens to 2 sides. The home has had improvements, to include a new kitchen and bathroom and offers potential for updating. The accommodation includes a lounge with feature open fireplace and surround, separate dining room leading to a conservatory, kitchen, cloakroom on the ground floor and 4 good size bedrooms upstairs, along with a bathroom. Set at the far end of Turlin Moor, the home has access to an array of nature right on its doorstep. Also ideal for cycling, walking and running, with paths leading out to Broadstone, Wimborne and Upton Country Park. Within a hundred yards, is the huge common space that leads onto the water and this area has a play park and natural paths which are ideal for walking and cycling. Within a quarter of a mile is the front access to Rockley Park and Ham Common local nature reserve with its stunning Harbour views and area of lush abundant wildlife.

- Very generous 4 bedroom terrace home, set at the end of a cul de sac
- Generous lounge with feature fireplace and a separate dining room
- Fitted Shaker style grey kitchen with block wood worktops over and fitted with a butler sink, range style cooker with extractor, space and plumbing for washing machine and space for fridge/freezer
- Separate downstairs cloakroom
- Entrance hall with laminate flooring throughout the hall and leading to the dining room, conservatory and cloakroom
- Gas central heating via radiators
- Double glazed window throughout
- On street parking available outside the house
- Extremely large 100' rear garden, with one part measuring 75' x 50 and the other 65' x 40. The garden is fully enclosed and has a brick storage room
- Offering potential for updating and personalisation
- Right at the heart of many local amenities with Hamworthy and Turlin Moor School, The Bayside Academy, St Gabriel's Church and community Hall and Pre-school, all set a few hundred yards away. There are local facilities to include a Spar and take away foods, very close and a Lidl at Hamworthy is within a mile.

Set off Egmont Drive, at the far end of Turlin Moor, the home is within a few hundred yards of stunning wildlife and on the edge of Lytchett Bay with paths leading all around the bay in one direction, and a short walk to Ham Common with views over the Wareham Channel out to Arne. It's a cycling paradise in all directions with Upton Country Park being within 1.5 miles, Rockley Park 0.4 miles, Hamworthy 1.5 miles and Poole 3 miles away on foot via wooded and natural pathways. The local Train Station is also ¼ a mile away

COUNCIL TAX BAND: C

EPC RATE: D

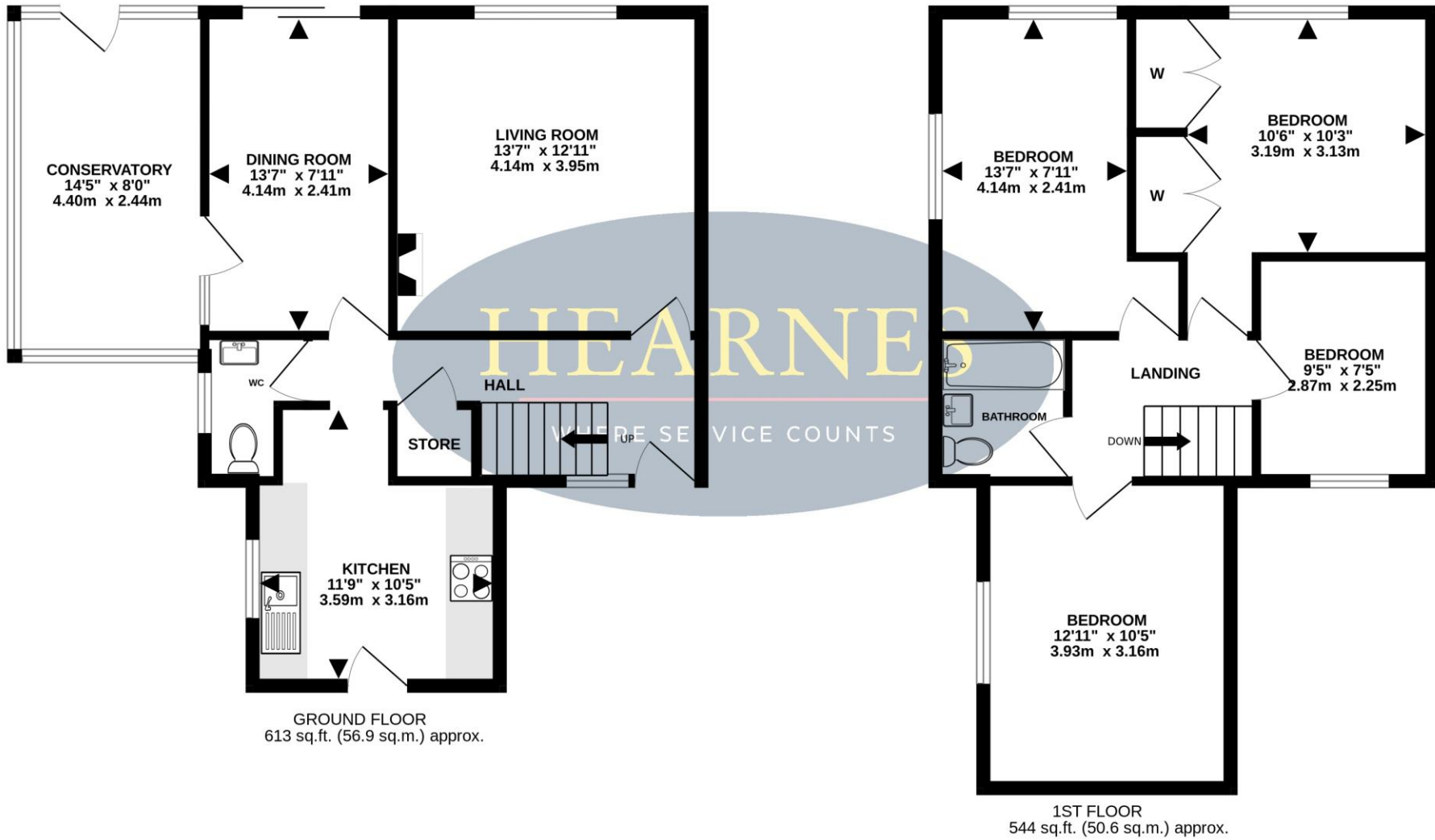
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

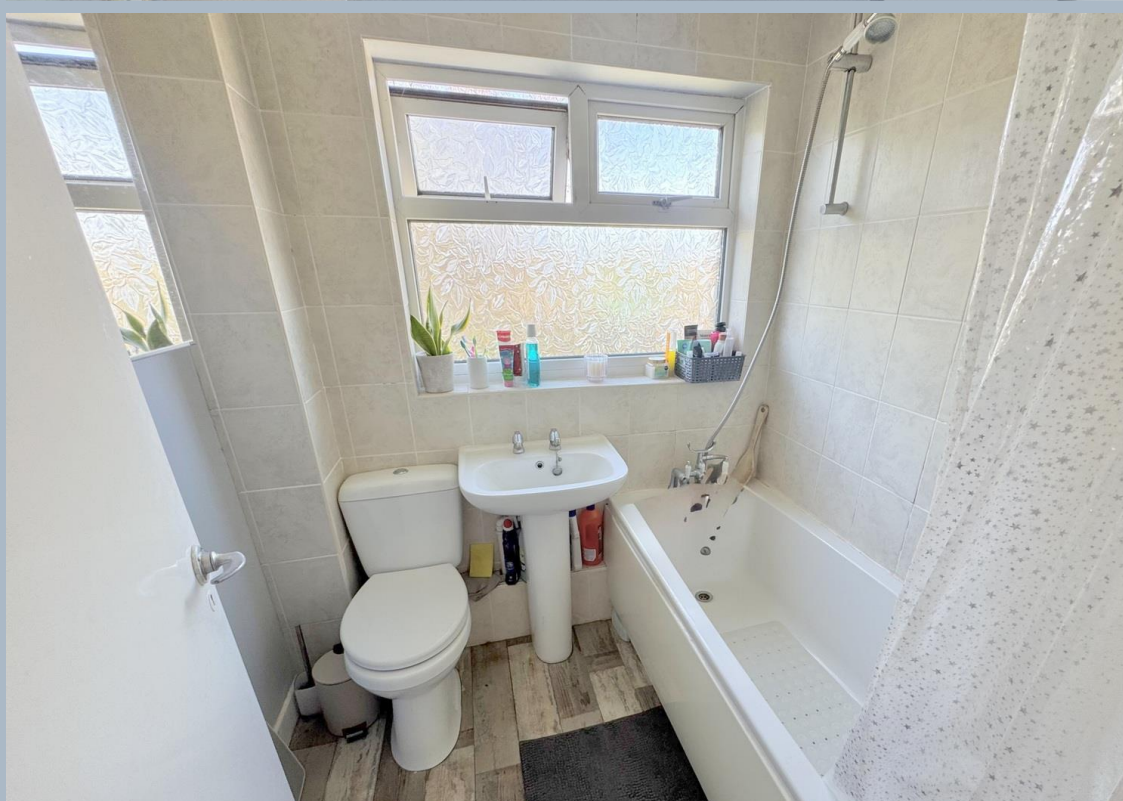




TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

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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