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



# 28 Patchins Road, Turlin Moor, Poole, Dorset, BH16 5AS

## Freehold Price £250,000

First time to the market since built is this charming 3 bedroom terraced home, set on a good-sized plot with private garden and positioned opposite the green at the end of a cul de sac. The home has been a wonderful place to raise a family, and the owners have thoroughly enjoyed living here. The home has had many improvements over the years to include an updated kitchen and shower room, new boiler, gas central heating and offers further potential for updating. The accommodation includes a lounge/dining room, separate kitchen, utility room on the ground floor and 3 good size bedrooms upstairs, along with a bathroom and separate w.c. 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.

- Charming 3 bedroom terrace home, set at the end of a cul de sac
- Been in the same family since it was built and first time to the market
- Generous lounge/dining room
- Conservatory with doors out to the garden
- Fitted kitchen with an excellent range of units with worktops over and fitted with integrated electric hob, extractor, recently replaced double oven and washing machine
- Separate utility/storeroom with space for fridge/freezer door out to the front of the house. Ground floor wc
- Entrance hall with tiled flooring throughout the hall and leading to the kitchen
- Shower room with separate wc
- Recently fitted boiler with gas central heating
- Double glazed windows throughout
- The property is set off the road with a good size, enclosed front garden
- On street parking available outside the house
- Good size flat south easterly facing rear garden, which is fully enclosed and is mainly laid to lawn with a central path
- 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
- The owner has found her forward purchase with no onward chain

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: B

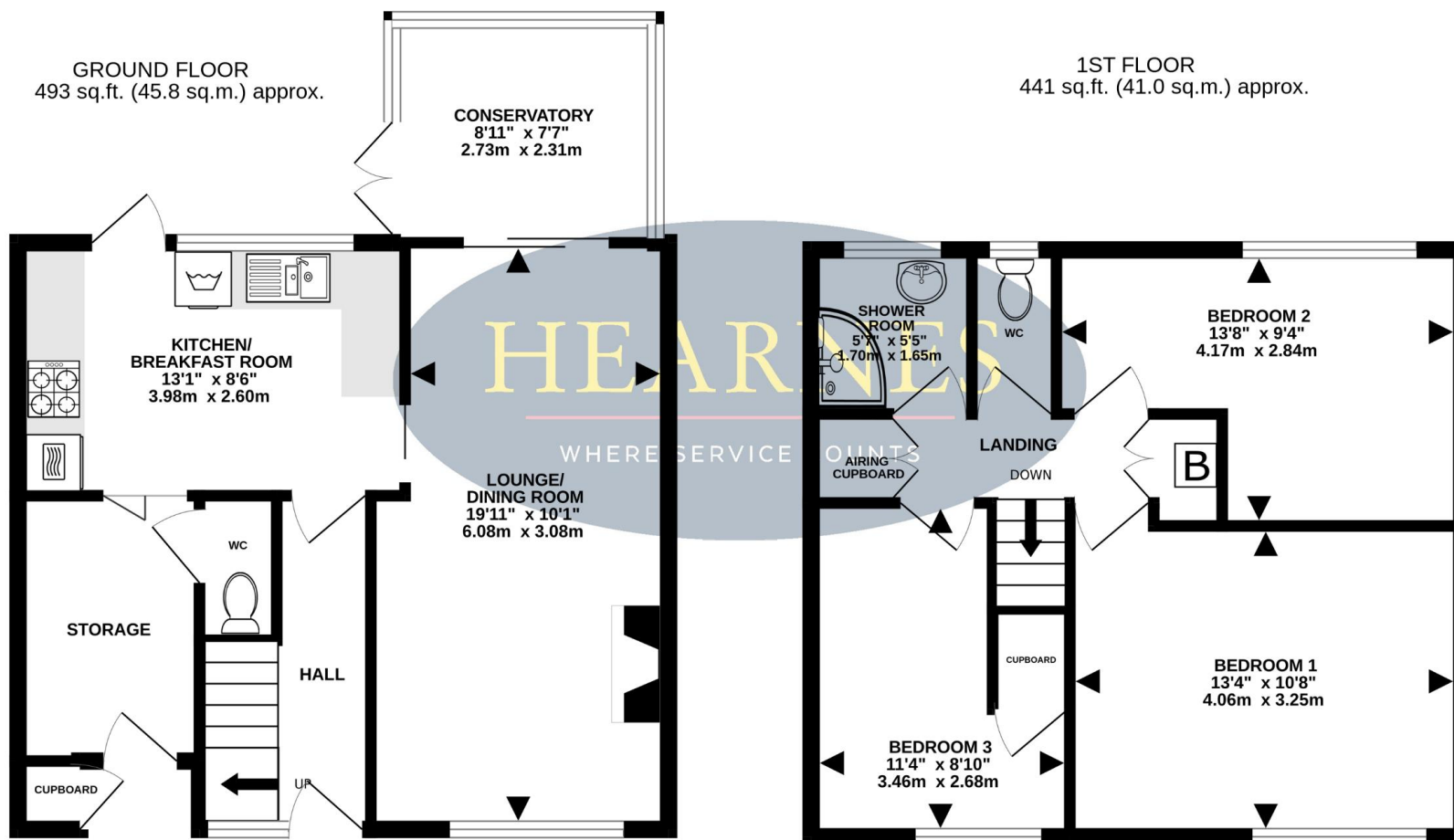
EPC RATING: C



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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