

20 Tollard Close, Poole, Dorset, BH12 4AU



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FREEHOLD GUIDE PRICE £340,000 - £350,000

An absolutely stunning 3 bedroom semidetached home presented in show home condition nestled in a quiet residential no-through road. Every inch of the property is super stylish and contemporary with the accommodation comprising of a generous lounge dining/room, spacious conservatory, fully fitted separate kitchen, downstairs cloakroom and modern family bathroom. Other benefits include a low maintenance landscaped and levelled garden, integral garage with power and can be sold fully furnished with no forward chain! The property must be viewed to appreciate the quality and attention to detail.

- A super stylish 3 bedroom semidetached house presented in show home condition
- Generously sized lounge/dining room with modern LED spotlights
- Conservatory with French doors to the rear garden
- Separate kitchen to include white shaker style units and worktops above, electric fan oven and grill, gas hob with extractor above and space for washing machine, tumble dryer and fridge/freezer
- Downstairs cloakroom
- Spacious landing with room for storage cupboards
- Contemporary bathroom to include bath and shower above, wash hand basin with vanity unit below and wc
- Low maintenance, fully enclosed and private rear garden with artificial lawn and sun trapped decked seating area
- Recently rewired, replastered and insulated throughout
- Gas central heating and double glazing throughout with new recently installed combi-boiler and radiators
- Wood effect laminate flooring throughout
- Integral garage with power and lighting with off road parking for a minimum of 2 vehicles in front
- Can be sold fully furnished and offered with no forward chain

The property is situated in a popular residential area near the end of a cul de sac, surrounded by similar properties, all built around 1995. Bourne Valley is 100 yards away with its 15 hectares of natural heathland, walking and cycle paths, open grassland, and central pond. Local facilities are just half a mile walk in Wallisdown and Sainsbury's superstore is a similar distance in Alder Road. Rossmore Leisure Centre is just under a mile away and Knighton Heath Golf Course is within 2.5 miles. The beach and sea are around 3 miles 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.

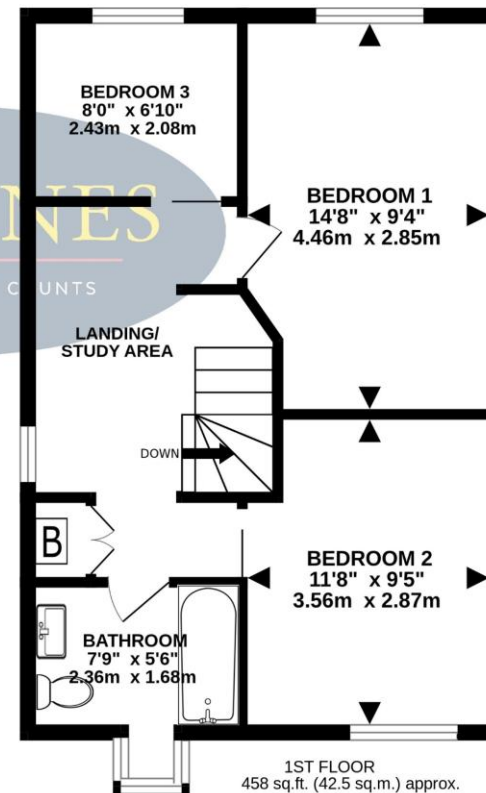






TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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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