



HEARNES
WHERE SERVICE COUNTS

**Mossley Avenue, Wallisdown, Poole, Dorset, BH12
5DB**

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FREEHOLD PRICE £525,000

A delightful extended 4 bedroom family home that has been loved and cared for by the current owners over their 30 years and offers a fabulous extended kitchen, double reception room, dining room and a wonderful southerly facing garden approaching 100ft. There is vibrant feeling of calmness and joy as soon as you enter the home where you are met with the colourful view of the garden bringing the outside, inside. The array of flowers and greenery is a delight, and the home certainly is not one to be missed. Further having a spacious family bathroom, downstairs cloakroom, garage and off road parking for 2 cars. The home is sold with no forward chain.

- Very well presented 4 bedroom detached family home
- Wonderful extended kitchen/breakfast room, that is the heart of the home and offers a range of wood effect units with work tops over and a central island with breakfast bar and further storage. Integrated appliances to include, electric hob, double oven, microwave, dishwasher, wine fridge, and freestanding American style fridge/freezer
- Integral garage with built in storage cupboards with a laminate flooring and plumbing and space for washing machine and tumble dryer
- Double reception room and further dining room
- Master bedroom with fully fitted wardrobes
- Bedroom 3 with fitted wardrobes, cupboards and drawers
- Blinds and plantation shutters included
- Luxury, fully tiled family bathroom with corner shower, bath, basin and wc
- Entrance hall with high polished tiles that lead through into the kitchen.
- Downstairs cloakroom
- Absolutely wonderful 100ft south facing rear garden, with many areas to include relaxing, dining, lawned, raised area for hot tub (available to buy)
- A true delight!
- Gas central heating and double glazing
- Off road parking for 2 cars
- Sold with no forward chain



Mossley Avenue is located within half a mile of the shops at Wallisdown. It is a few hundred down to the Bourne Valley Nature Reserve which is an area of 15 acres of heathland bordered by Bourne stream, running southeast from Canford Heath. It is approximately 3 miles to Poole Town Centre and 2 miles to Bournemouth and within half a mile to Sainsburys on Alder Road. It is easily accessible to the Ringwood Road leading to Ferndown/Ringwood in one direction, Broadstone/Poole/Dorchester, in the other.

COUNCIL TAX BAND: D

EPC RATE: E

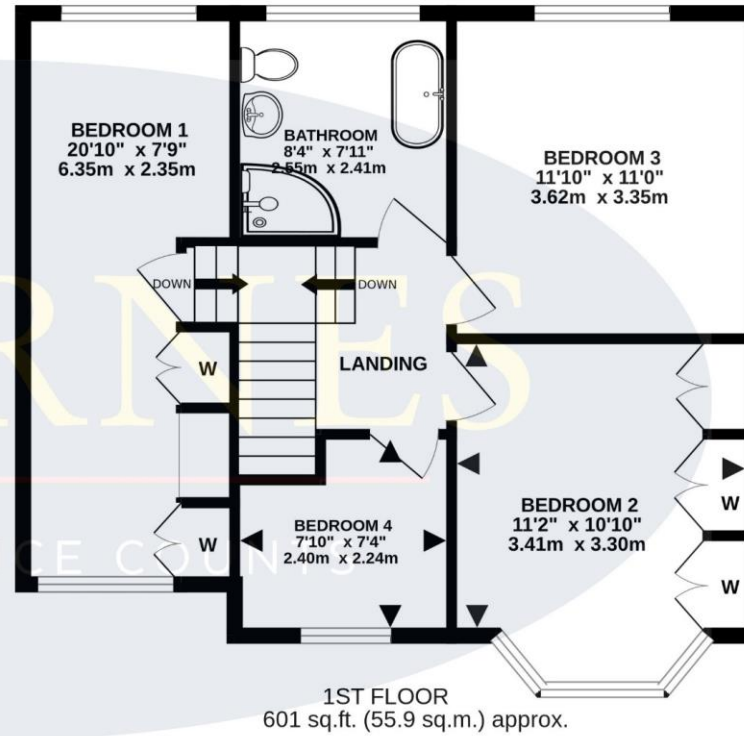
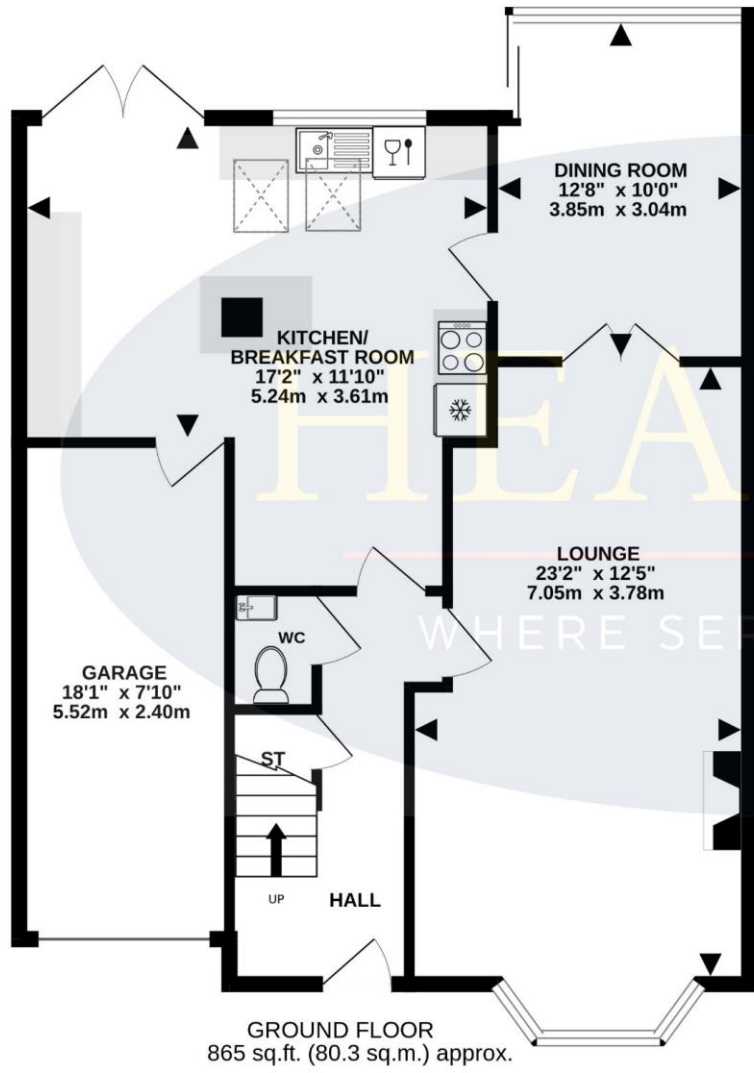


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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