

**11 Plantation Road, Hatch Pond, Poole,
Dorset, BH17 9LL**



HEARNES

WHERE SERVICE COUNTS

11 Plantation Road, Hatch Pond, Poole, Dorset, BH17 9LL

FREEHOLD FIXED PRICE £425,000

Set on a generous plot is this 2 double bedroom detached bungalow with spacious lounge/dining room, modern fitted kitchen, large conservatory and refitted shower room. The home is well presented inside with modern internal décor and has gas central heating, double glazing and potential for extension/loft conversion (subject to planning.) There is excellent off road parking to the front, along with a detached garage, with rear workshop. The level southerly facing garden, is private and an excellent size, measuring approximately 70'x 50'.

- Attractive detached 2 bedroom bungalow, set on a generous plot
- Well presented inside and offering a spacious layout throughout
- Kitchen fitted with a range of pale cream units with wood effect work tops over. Fitted with integrated appliances to include electric hob, microwave, oven, extractor, space and plumbing for dishwasher, fridge/freezer
- 21' x 8' (approximately) rear conservatory with doors to the rear garden
- Spacious lounge/dining room with doors leading out to the conservatory and window to the front
- Both bedrooms with fitted, part mirror fronted, wardrobes
- Recently updated shower room with double walk in shower, tiled floors, and wipe-clean marble effect walls
- Gas central heating and double glazing
- Private rear garden, which is fully enclosed having a large decked, generous area of lawn, rear vegetable garden, summer house and measuring approximately 70' x 50'
- Detached garage having power and light, leading to a rear workshop
- Block paved driveway leading to the garage and area of tarmac for further parking

Plantation Road is situated off Canford Heath Road and is within a mile of Broadstone, and 2 miles of Poole Town Centre. Local areas of natural beauty include Canford Heath, Hatch Pond and Upton Country Park, all within a mile away. Both the boys and girls Grammar Schools are within a mile, with Broadstone close by also.

COUNCIL TAX BAND: C

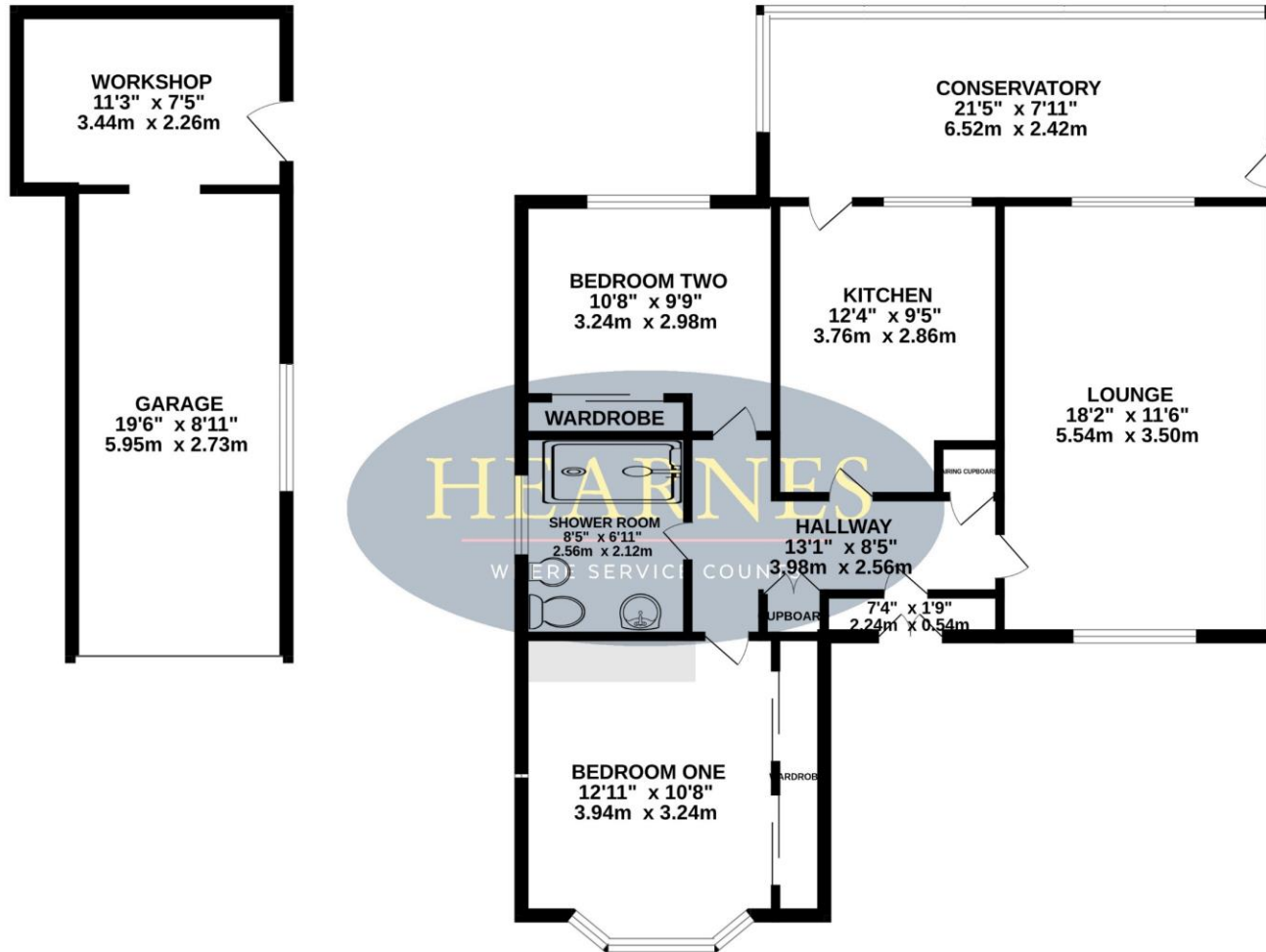
EPC RATE: D





259 sq.ft. (24.0 sq.m.) approx.

898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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www.hearnnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnnes.com

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