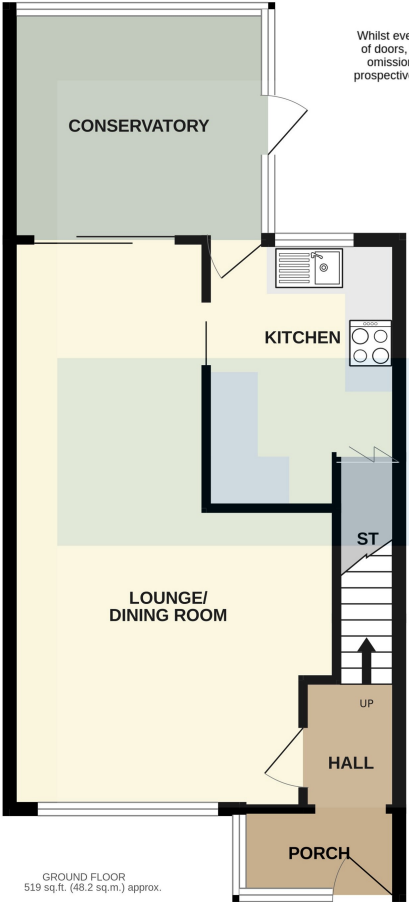




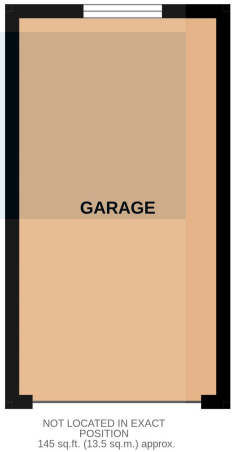
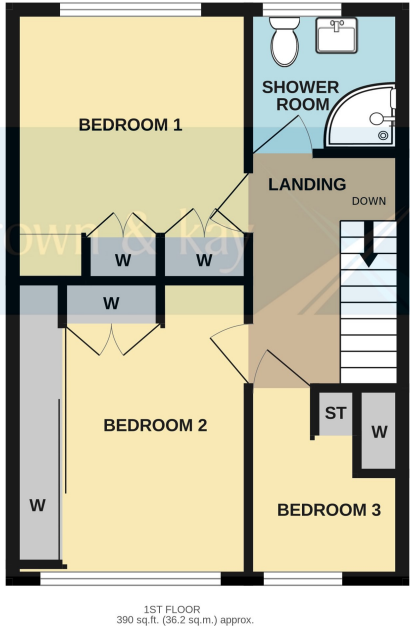
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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14 Sunridge Close Sunridge Close, POOLE BH12 1PZ

£369,950

**The Property**  
Brown and Kay are delighted to market this well presented three bedroom semi detached property in a sought after cul-de-sac location, within walking distance of Talbot Heath nature reserve and Bishop Aldhelm's C.E. Primary School. This lovely home boasts many benefits to include a well fitted kitchen, separate dining area and generous lounge leading to conservatory with direct access to the garden, and on the first floor are three bedrooms plus shower room. A particular feature of the home is the good size garden to the rear and together with ample off road parking and garage.

This lovely home occupies a super location moments from the sought after Bishop Aldhelm's school and within strolling distance of Talbot Heath nature reserve, a haven for local wildlife. Amenities and bus services are also closeby is the nearby retail park with stores to include John Lewis and Next. The bustling village of Westbourne is within comfortable reach and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of glorious sandy beaches and promenade stretch from the well renowned Sandbanks through to trendy Southbourne and beyond.

**DOUBLE GLAZED DOOR TO**  
Entrance hall/lobby, radiator, heater

**LOUNGE/DINER**  
13' 10" x 12' 6" (4.22m x 3.81m) LOUNGE AREA: Double glazed front window, radiator, feature stone fireplace with matching hearth and mantle.

**DINING AREA**  
11' 10" x 8' 1" (3.61m x 2.46m) Space for table and chairs, pleasant outlook to rear garden, double glazed door to:

**CONSERVATORY**  
10' 9" x 10' 0" (3.28m x 3.05m) Double glazed side and rear windows with pleasant outlook over secluded gardens, double glazed doors to rear gardens.

**KITCHEN**  
11' 3" x 8' 5" (3.43m x 2.57m) Double glazed rear window, excellent range of wall and base units, work surface with inset gas hob, matching double oven, further range of wall cupboards, space and plumbing for dishwasher, space for washing machine, glow worm boiler, pantry style cupboard.

**STAIRS TO FIRST FLOOR LANDING**  
Double glazed side window, access to loft space.

**BEDROOM ONE**  
12' 8" x 8' 0" (3.86m x 2.44m) Double glazed front window, excellent range of built in wardrobes including full width triple sliding with adjacent double robe and cupboard, radiator.

**BEDROOM TWO**  
11' 4" x 10' 0" including wardrobe (3.45m x 3.05m) Double glazed rear window with pleasant outlook, two sets of double wardrobes with adjacent chest of drawers, radiator

**BEDROOM THREE**  
8' 1" x 6' 6" (2.46m x 1.98m) Double glazed front window, built in wardrobe with adjacent drawer space, radiator

**SHOWER ROOM**  
6' 5" x 6' 0" (1.96m x 1.83m) Double glazed rear window, radiator, wash hand basin, low level WC, corner shower cubicle, wall mounted shower, tiled walls.

**FRONT GARDEN**  
Arranged for low maintenance in mind with ornate centre patio, well stocked flower and shrub borders, rockery stone with further shrubs. Driveway to side provides ample parking spaces and leads to:

**GARAGE: Up and over door**

**REAR GARDEN**  
Beautiful private rear garden which ahs a paved area with dwarf walls with inset shrubs and flower, further patio area ideal for those sunny evenings, timber shed, lawned area again bordered with shrubs.

**MATERIAL INFORMATION**  
Tenure – Freehold  
Utilities – Mains Electric & Water  
Drainage – Mains Drainage  
Broadband – Refer to Ofcom website  
Mobile Signal – Refer to Ofcom website  
Council Tax – Band C  
EPC Rating - C