



# 48 Sherwood Avenue, Poole, Dorset. BH14 8DL

- Detached Chalet Bungalow
- Three Bedrooms
- En-Suite to Master Bedroom
- Modern Kitchen/Breakfast Room
- Immaculately Presented Throughout
- Sought After Location



## PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this impeccably presented three bedroom detached chalet bungalow situated in a highly desirable location in Poole, with Whitecliff Harbourside Park just a stone's throw away.

This super property has undergone a stunning transformation courtesy of the current owners' meticulous efforts over their five year ownership including the floor tiling in the kitchen and ensuite bathroom, both meticulously chosen to enhance the overall aesthetics.

Versatility defines the accommodation, with two bedrooms and a bathroom situated on the ground floor, complemented by a bedroom featuring an ensuite bathroom on the first floor. All bedrooms are generously proportioned, and both bathrooms boast contemporary white suites, benefitting with bath and separate shower cubicle downstairs, and bath and W.C upstairs accented by appealing tiling.

The living spaces are expansively laid out, with both the lounge/dining room and kitchen/breakfast room situated at the rear of the property and adorned with sliding doors that open onto a raised sun terrace and the rear garden.

The kitchen has been exquisitely refitted, showcasing a superb range of appliances and stylish units, highlighted by a sizable island unit with an integral hob and chimney style extractor hood above.

Outside, a generously proportioned rear garden awaits, complemented by double width parking available at the front.

Excellent local schools within catchment, Poole Town Centre, Poole Park, and local shops on Sandbanks Road are all conveniently located within a mile add to the appeal of this exceptional property. Contact Mursells Estate Agents today to arrange an appointment to view.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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