

Total area: approx. 169.0 sq. metres (1818.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors; Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.















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32 Orchard Avenue, Poole, Dorset, BH14 8AJ Guide Price £950,000

\*\* NO FORWARD CHAIN \*\* PREMIER ROAD IN BH14 \*\* MOMENTS FROM POOLE PARK \*\* OVER 1,800 SQUARE FEET OF ACCOMMODATION \*\* Link Homes Estate Agents are delighted to present for sale this charming four bedroom detached family home situated on a prestigious road in BH14. Benefitting from an array of fine features including four good-sized bedrooms, three of which include built-in wardrobes, an open-plan kitchen/diner, a bright and airy living room with direct access onto the mature rear garden, a dining room with a feature bay window to the front aspect, a four-piece family bathroom suite with an additional separate WC, a double garage with a pitched roof, a tarmacked driveway with parking for multiple vehicles. This property is a must view to appreciate the charm and location on offer!

Orchard Avenue is situated on a principal road in BH14 and is positioned centrally between Whitecliff Harbourside Park and Poole Park. Surrounded by an abundance of useful amenities including Mace Post Office, Coast-Surf-Moto coffee shop, South Deep bar & restaurant, Koh Thai, Lilliput Surgery, Lilliput Sailing Club, East Dorset Tennis Club, Patisserie Mark Bennett and just a short drive to Sandbanks Beach and the popular Rick Stein restaurant. Ashley Cross and it's array of independent restaurants and bars is located half a mile away and Poole Dolphin Centre is 1.3 miles away. Local schools include Lilliput Infant school which is 1.5 mile away and Baden Powell Middle School which is just 0.7 miles away, both of which are well-respected and sought-after schools, as well as Bournemouth Collegiate Preparatory School. The property is located close to transport links including Parkstone Train Station which offers a direct route to London Waterloo in approximately 2 hours 30 Minutes.

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## **Ground Floor**

### Porch

Ceiling light, wooden single glazed window to the front and side aspects, exposed brick, UPVC door to the side aspect and tiled flooring.

#### **Entrance Porch**

Coved ceiling, ceiling light, wooden front door to the front aspect and carpeted flooring.

## **Dining Room**

Coved ceiling, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect, under stairs storage cupboard, radiators, stairs to the first floor, thermostat, power points and carpeted flooring.

## Living Room

Coved ceiling, ceiling rose, UPVC double glazed windows to the front aspect, UPVC double glazed sliding doors to the rear aspect, feature gas fireplace, radiators, power points and carpeted flooring.

#### Kitchen

Ceiling lights, UPVC double glazed windows to the rear and side aspect, UPVC double glazed single door to the side aspect, wall and base fitted units, four point gas hob with extractor fan above and integrated 'Stoves' double oven, space for a mid-level fridge/freezer, boiler, space for a washing machine, space for a dishwasher, two and a half bowl composite sink, tiled walls, two radiators, power points and vinyl flooring.

## First Floor

### Landing

Coved ceiling, ceiling rose, ceiling light, UPVC double glazed frosted window to the rear and side aspect, radiator, wooden banister and carpeted flooring.

## Bedroom One

Coved ceiling, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect, radiator, triple fitted wardrobes with mirrored front, power points and carpeted flooring.

## Bedroom Two

Coved ceiling, ceiling rose, ceiling light, UPVC double glazed window to the front aspect, triple fitted wardrobe, overhead fitted storage, fitted bedside cabinets, radiator, power points, telephone point and carpeted flooring.









## **Bedroom Three**

Coved ceiling, ceiling rose, ceiling light, UPVC double glazed window to the rear aspect, triple fitted wardrobes with mirrored front, radiator, power points and carpeted flooring.

#### **Bedroom Four**

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the rear and side aspect, radiator, power points and carpeted flooring.

## **Bathroom**

Coved ceiling, ceiling light, loft hatch, UPVC double glazed frosted window to the side aspect, panelled corner bath with extra shower head, single enclosed shower, toilet, pedestal sink, tiled walls, wall mounted vanity unit with mirrored front, radiator, airing cupboard with the cylinder enclosed and carpeted flooring.

## Separate W/C

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, tiled walls, toilet and carpeted flooring.

#### Outside

#### Garden

Mainly laid to lawn with patio area, surrounding wooden fences and shrubbery, tarmacked area, outside light, shed, greenhouse, side gated access and outside tap.

## Garage

Double garage with a pitched roof.

# Driveway

Tarmacked driveway with space for multiple vehicles, surrounding brick wall and hedges, lawn area, side gated access, lamp post and surrounding wooden fences.

## **Agents Notes**

## **Useful Information**

Tenure: Freehold EPC Rating: D

Council Tax Band: G - Approximately £3,758.23 per annum.

## **Stamp Duty**

First Time Buyer: £38,750 Moving Home: £38,750 Additional Property: £86,250

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