

An aerial photograph of a residential property. The house is a two-story building with a grey tiled roof and light-colored brickwork. A large, leafy tree stands in the center of the garden. To the left, there is a white garage with a grey roof. The garden is paved with asphalt and has a brick border. The surrounding area shows other houses and a dense line of trees in the background under a clear blue sky.

3 INSLEY CRESCENT, BROADSTONE, DORSET BH18 9EA



- ◆ DETACHED CHALET BUNGALOW
- ◆ FIVE BEDROOMS WITH ENSUITE FACILITIES
- ◆ SCANDINAVIAN STYLE LIVING ACCOMMODATION
- ◆ SOUTH FACING GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ PURPOSE BUILT GARDEN STUDIO
- ◆ SOLAR PANELLING & AIR CONDITIONING INSTALLED
- ◆ SOLE AGENTS



Property Description

Insley Crescent enjoys a quiet residential position parallel to the Roman Road neatly between Corfe Mullen and Broadstone, boasting a wealth of entertainment and shopping amenities and sought after schools. The home has been sympathetically extended and modernised throughout to create a contemporary style of living at the centre of which is an open plan, split level, living space which resonates a Scandinavian theme. Central to this space is a feature log burner and bi-folding doors spanning the entire rear elevation of the home. The kitchen offers a versatile range of floor and wall mounted storage, with a focal central island. There is a utility room adjacent, as well as a formal dining area. There are three double bedrooms on the ground floor and family shower room serving, and two double bedrooms to the first floor, with en-suite facility and walk-in wardrobe to the principal bedroom and a further family bathroom. The home has solar panelling and air-conditioning units in both the living space and principal bedrooms.





Gardens and Grounds

The front garden is primarily laid to a tarmacadam driveway which can accommodate several vehicles easily and this area is bordered by mature flower beds. There is a garden gate to the left hand side of the property, which gives access to a versatile utility area, and in turn to the rear garden. The rear garden has been extensively landscaped to create a variety of entertaining spaces, which includes a purpose built pagoda. There are a variety of raised vegetable beds and spanning the rear boundary there is a purpose built garden studio which has been divided into two rooms. The first serves currently as a comprehensive home office and the second as a workshop. The garden has a variety of outside electric points and the garden has a southerly aspect.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 1838 sq ft (170.8 sq m)

Heating: Gas fired (combi) serviced annually by British Gas

Glazing: Double glazed

Parking: Driveway

Garden: Southerly facing

Main Services: Electric, water, gas.

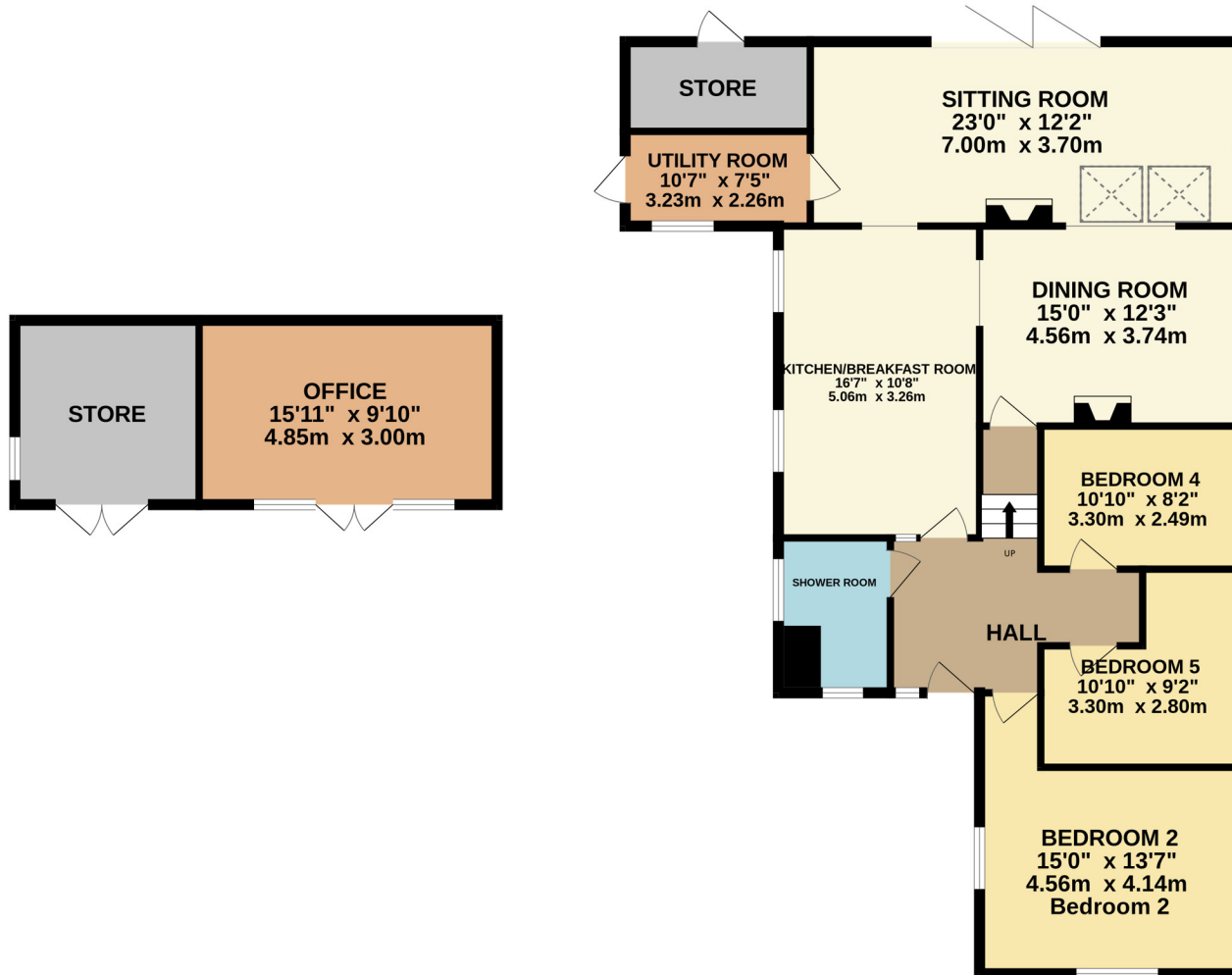
Local Authority: BCP Council

Council Tax Band: F

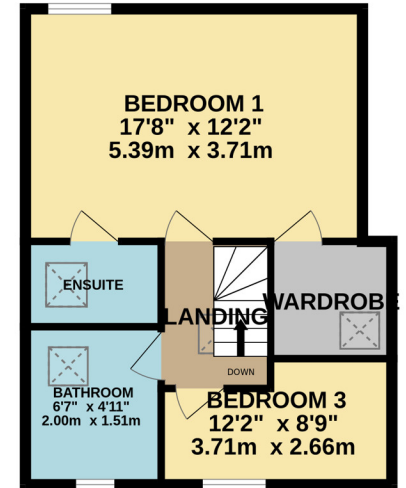




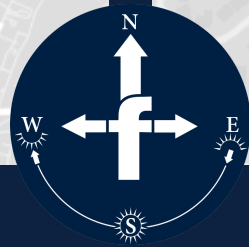
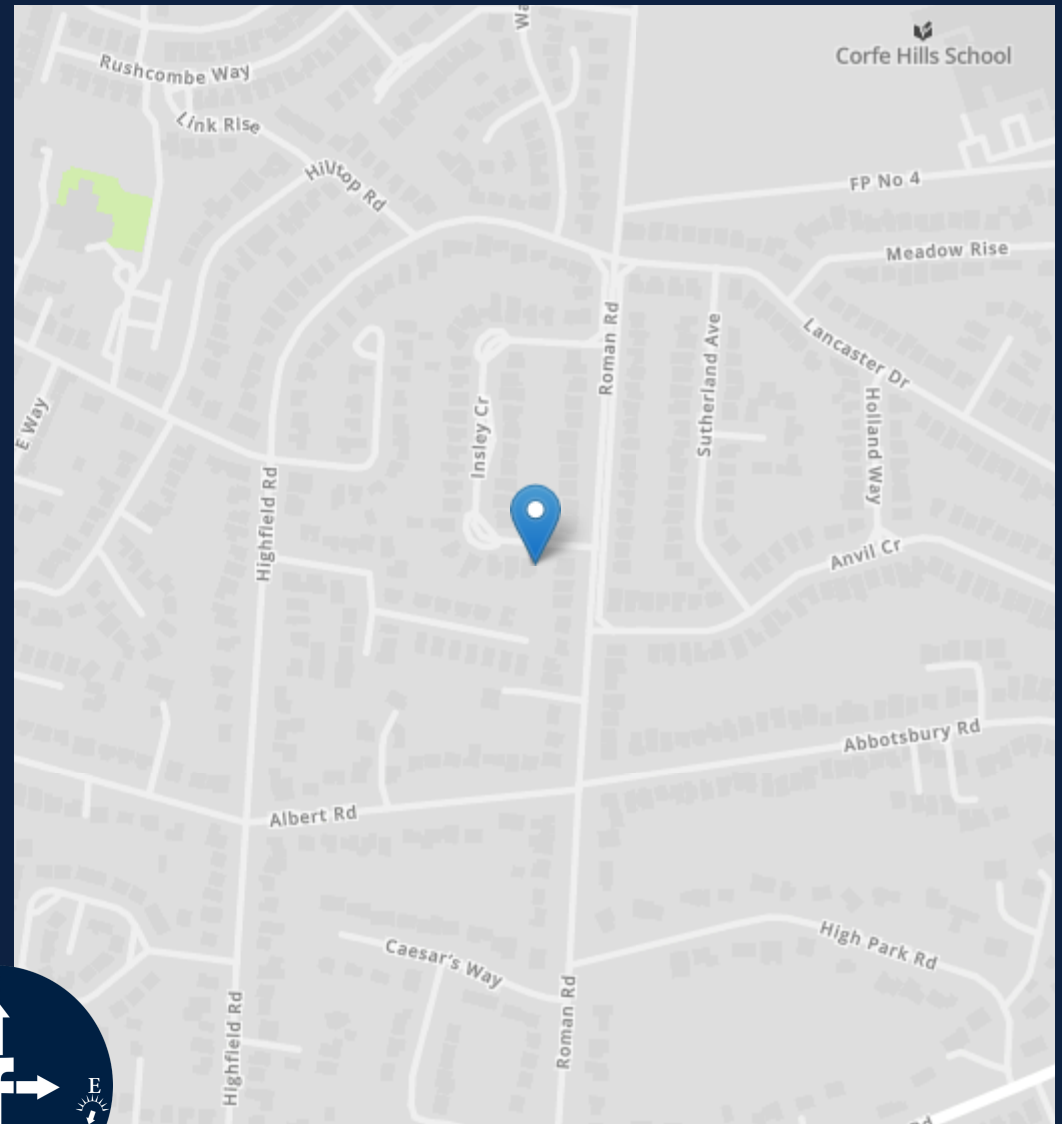
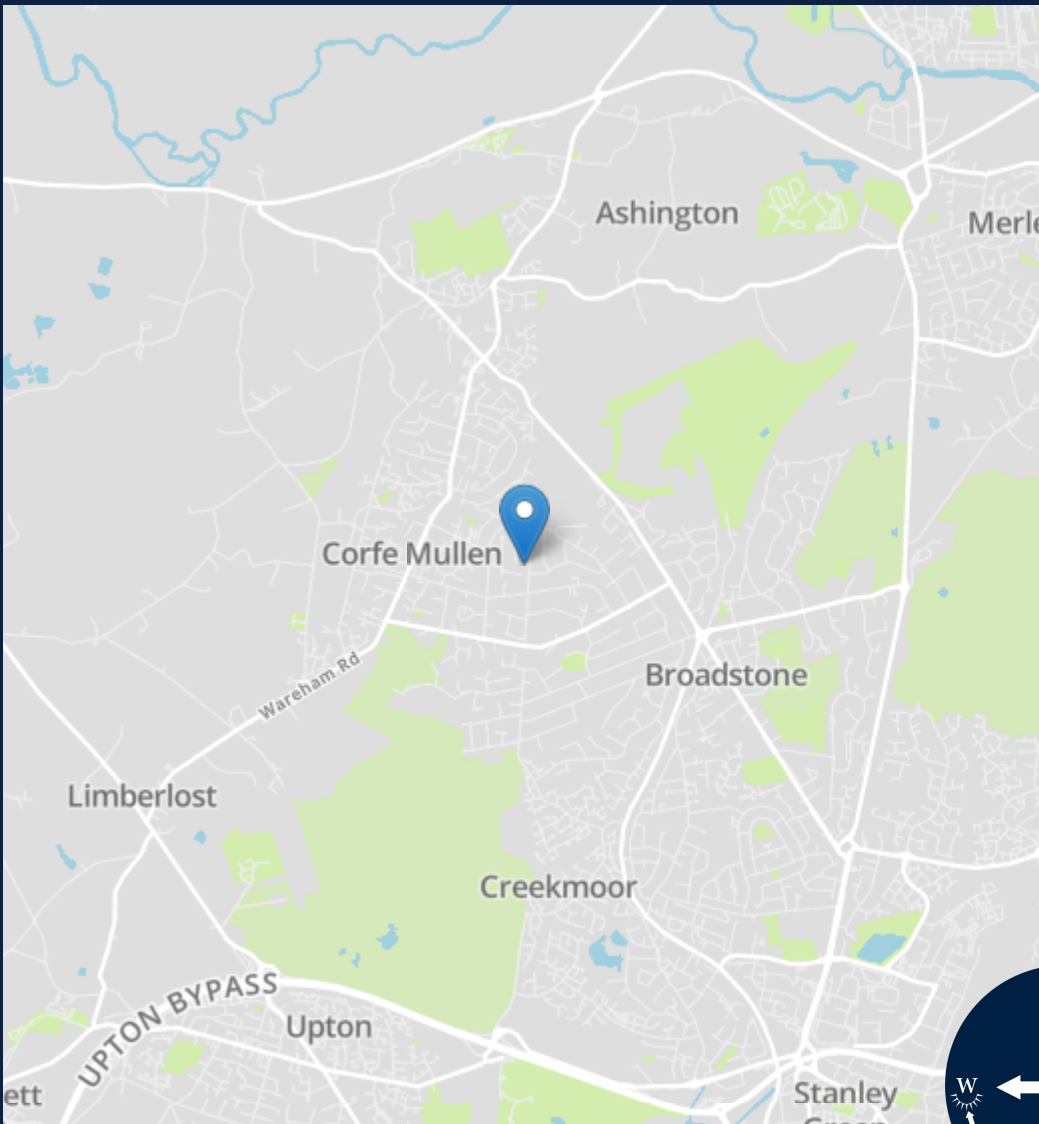
GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	85

England, Scotland & Wales

EU Directive 2002/91/EC



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