

**Hilary Road, Poole
Dorset, BH17 7LZ**



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FREEHOLD GUIDE PRICE £500,000 - £515,000

Beautifully presented 3 double bedroom, 2 bathroom bungalow that has been totally transformed, renovated and extended by the current owners. Blending the character of a 1930's bungalow with modern fittings this bungalow offers a fabulous open plan lounge/kitchen/family room leading into a further reception room/snug, a separate utility room and a delightful southerly facing garden. Tastefully decorated with wood effect flooring, luxury ensuite and bathroom, kitchen with integrated appliances, gas central heating and double glazing.

- 3 double bedroom extended detached bungalow that has been recently renovated throughout and offers well planned accommodation with an excellent layout
- Stunning open plan living area with sliding doors to a further reception room; both rooms having doors to the garden
- Stylish high gloss white handle less kitchen with moulded white work tops over and fitted with an integrated oven, induction hob, extractor, fridge/freezer and dishwasher
- Spacious utility room with extensive range of built in units and having a sink, space and plumbing for washing machine and dishwasher. This room has access to the garden, so a very practical and useful room
- Master bedroom with built in wardrobes and ensuite shower room with a further family bathroom
- Tarmac driveway offering off road parking for 3 cars along with further space down the side of the bungalow
- Delightful fully enclosed and private southerly facing garden which has been well planned and designed. Wonderful expansive deck extending to the rear and side of the garden having areas for dining, relaxing and storage. Large lawn area and enclosed by new fencing. A true delight and offering a fabulous aspect if you enjoy the sun!
- Double glazed windows fitted with blinds and gas central heating. Underfloor heating in the main reception living areas.

Hilary Road is located on the borders of Waterloo and Broadstone. Set conveniently within half a mile of Fleetsbridge, with its array of out of town home style shops, Tesco and the shops on the Nuffield Estate. Close by is the Nature Reserve at Hatch Pond with Broadstone within a mile in the other direction. Other areas of natural interest are Canford Heath and Delph Woods, where you can pick up the Castleman Railway trail to enjoy walking or cycling. Poole Town Centre is 2.5 miles away and the shops at Broadstone a mile away.

COUNCIL TAX BAND: D

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

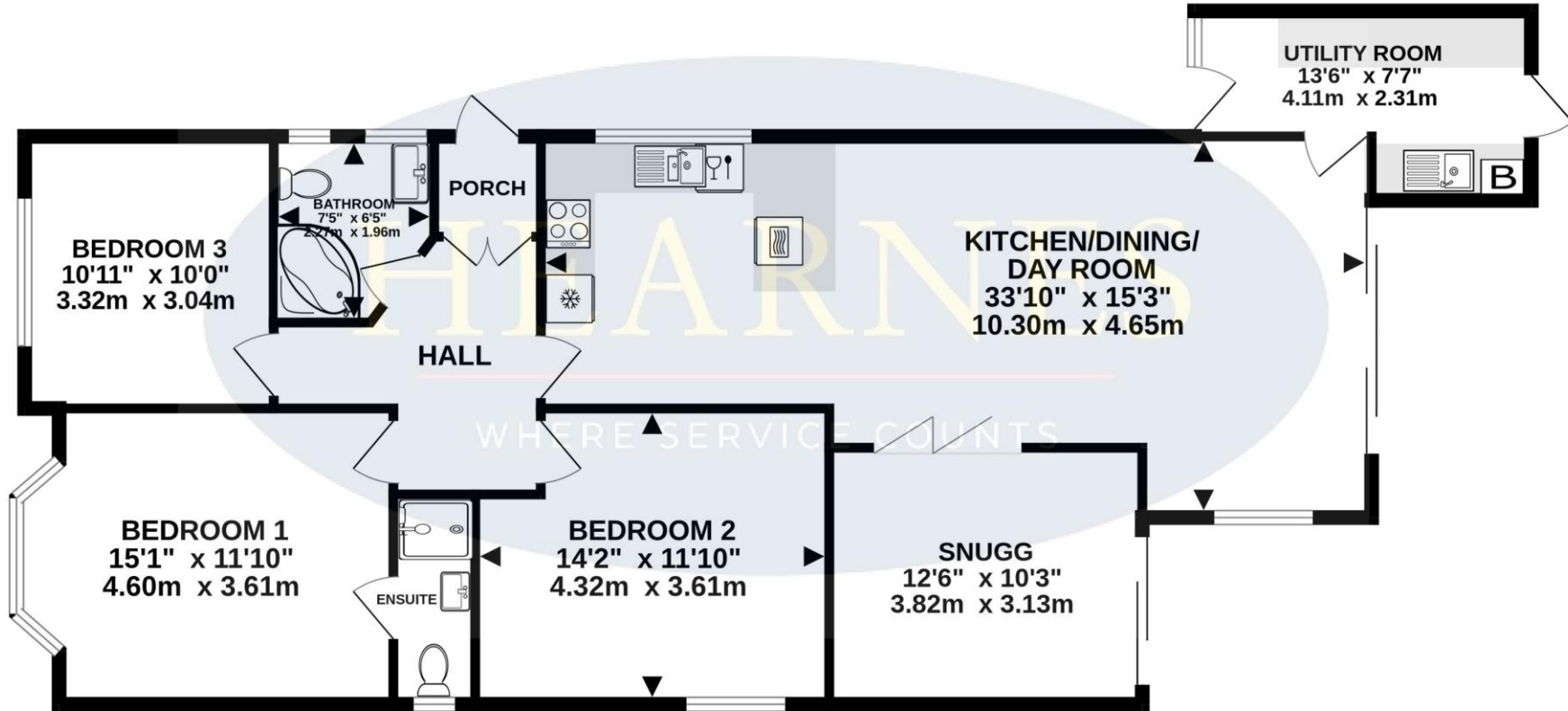






TOTAL FLOOR AREA : 1225sq.ft. (113.8 sq.m.) approx.

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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