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5 Brunstead Road, POOLE BH12 1EJ

£950,000

The Property

GUIDE PRICE - £950,000 - £1,000,000 A fantastic opportunity to acquire this charming detached property bursting with character features. The property occupies a generous plot, and whilst now in need of updating, offers excellent potential for an incoming buyer.

AGENTS NOTE

Please note that we are unable to have these details signed off for accuracy, buyers must satisfy themselves fully prior to committing to purchase.

ENTRANCE VESTIBULE

8' 3" x 3' 4" (2.51m x 1.02m) Double opening doors.

RECEPTION HALLWAY

16' x 10' 2" (4.88m x 3.10m) Stairs leading through to the first floor, cast iron fireplace, radiator, understairs recess, side aspect double glazed window, period decorative hand painted renaissance style ceiling, picture rail.

LIVING ROOM

17' 10" x 14' 6" (5.44m x 4.42m) widening to 19'0" (5.78m) max. Feature coving, period decorative hand painted renaissance style ceiling, front aspect double glazed bay window, stone fire surround with inset gas fire and raised marble hearth, arch through to a side recess with large windows, radiator, picture rail.

DINING ROOM

17' x 12' 11" (5.18m x 3.94m) Period decorative hand painted renaissance style ceiling, sliding double glazed patio doors to the front, carved wooden fire surround with raised hearth, two radiators, door to a multifunction room.

MULTIFUNCTION ROOM

17' 8" x 15' 3" (5.38m x 4.65m) Currently housing a sunken jet jacuzzi bath, front aspect window, radiator, feature flooring, fitted bar, rear aspect window, rear aspect door giving access to the Courtyard garden, tiled shower cubicle.

KITCHEN

24' 2" x 8' 1" (7.37m x 2.46m) widening to 14'9" (4.5m) Good range of units with work surfaces over, stainless steel sink unit with mixer tap, two rear aspect windows, rear aspect door, inset four ring gas burner hob with built-in double oven, part tiled walls, radiator.

UTILITY ROOM

6' 6" x 6' 7" (1.98m x 2.01m) Wall mounted Baxi boiler, storage cupboards, rear aspect door to the Conservatory.

CONSERVATORY

16' 10" x 9' 11" (5.13m x 3.02m) max UPVC double glazed construction.

W.C.

Made up of two rooms both with period decorative hand painted renaissance style ceilings.

FIRST FLOOR LANDING

15' 2" x 6' 10" (4.62m x 2.08m) x 16'2" (4.92m) L-shaped, split level, side aspect window, feature high ceilings, period coving, picture rail, radiator, door to storage cupboard, stairs leading to the second floor.

W.C.

Low level w.c., rear aspect window, part tiled walls.

BEDROOM ONE

14' 6" x 14' 2" (4.42m x 4.32m) max Large front aspect double glazed bay window, radiator, original fireplace, access to walk-in wardrobe/dressing room.

WALK-IN WARDROBE/DRESSING ROOM

13' 3" x 6' 11" (4.04m x 2.11m) Side aspect double glazed window, radiator.

BEDROOM TWO

14' 6" x 12' 11" (4.42m x 3.94m) max High ceilings, front aspect double glazed window, fitted bedroom furniture, sink unit, radiator.