

**39 Winston Gardens, Branksome,
Poole, Dorset, BH12 1PN**



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FREEHOLD PRICE £499,950

An absolutely stunning and immaculate detached 2 (could be converted back into a 3) bedroom bungalow set at the end of a quiet cul de sac. This beautiful bungalow offers a fully fitted kitchen/breakfast room, with integrated appliances, spacious lounge with feature log burner, generous conservatory, en suite shower room, fully tiled bathroom and large loft. The property was built in the 1990's forming part of a development of just 4 bungalows. More recently the home has been tastefully updated with stylish décor, new flooring throughout, new heating system and double glazed windows. Outside is the former garage, which has been converted into a workshop with utility area and has a door leading into the conservatory for ease. The garden is extremely private and southerly facing and to the front is a driveway with parking for 3 cars.

- Stunning 2 (built as a 3) double bedroom detached bungalow, set at the end of a quiet cul de sac
- Recently been updated throughout and presented in immaculate condition
- Refitted kitchen/dining room in a range of pale grey handle less units with work tops over and fitted with integrated double oven, induction hob, extractor, dishwasher and full height fridge
- Spacious lounge with feature wall and central log burner
- Generous conservatory running the width of the bungalow
- Master bedroom having a feature panelled wall, mirror fronted wardrobes and fully tiled ensuite with double shower
- Bedroom 2 is extremely large and on the original plans was designed as 2 rooms. This could easily be converted back
- Fully tiled and refitted family bathroom
- All updated to include redecoration, new internal doors and flooring, most of the windows being double glazed in anthracite coloured outer panels and white internal and new electric heating system
- Garage now used as a workshop with one end having space and plumbing for a washing machine, tumble dryer and freezer. Side door leading back to the conservatory, making it easy to access from the kitchen and further door to the front, leading to the drive
- Parking for 3/4 cars
- Delightful, fully enclosed southerly facing rear garden having a small area of lawn and steps up to a raised patio. The whole garden is extremely quiet and very peaceful

Winston Gardens is conveniently located off Winston Avenue in Branksome, being within half a mile of Sainsbury Superstore on Alder Hills. Number 39 is the last house on the left, so set in a very quiet location. Branksome Retail Park and Branksome Train Station are within a mile, and so are the shops in Parkstone. Bishop Aldhelm's C.E. Primary School is a few hundred yards away, along with a local corner shop. Bournemouth Town Centre is approximately 2 miles away with Poole Town Centre 3 miles away.

COUNCIL TAX BAND: D

EPC RATE: E

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.

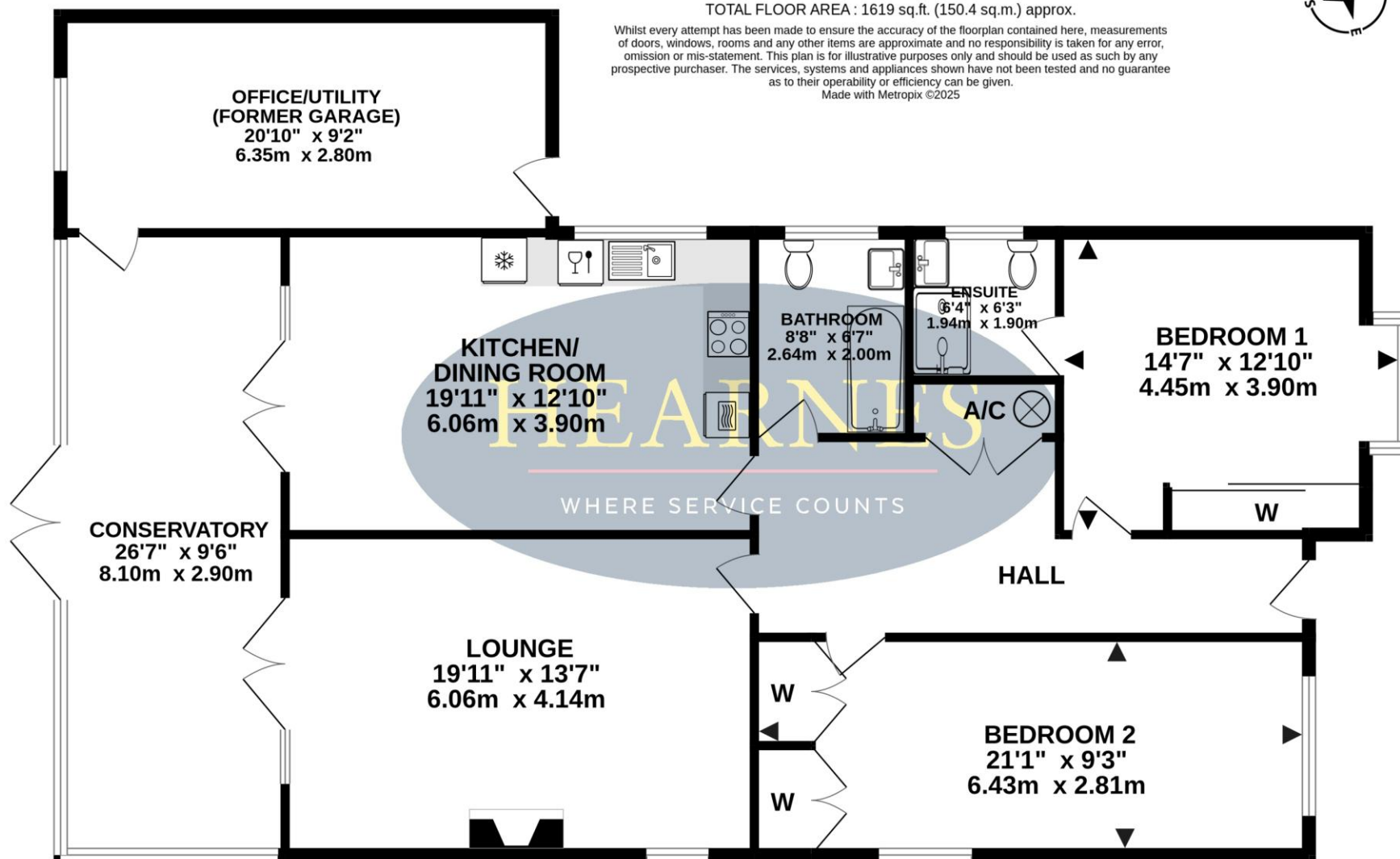






TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

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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GROUND FLOOR
1619 sq.ft. (150.4 sq.m.) approx.





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