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LINKHOMES
ESTATE AGENTS



17 St Brelades Avenue, Poole, Dorset, BH12 4JR
Guide Price £500,000

**** NO FORWARD CHAIN ** OVER 1,650 SQUARE FEET OF LIVING ACCOMMODATION ** SOUTH-WESTERLY FACING GARDEN **** Link Homes Estate Agents are delighted to offer for sale this immaculately-presented four bedroom detached chalet bungalow situated in the BH12 postcode. Benefitting from an array of fine features including four good-sized bedrooms with bedroom one offering bespoke fitted wardrobes and a South-Westerly facing balcony, an open-plan living room/dining room with direct access onto the fully-landscaped private rear garden, a stylish separate kitchen with a breakfast bar and room for bar stools, a utility room, a modern four-piece family bathroom suite on the ground floor, a cloakroom on the first floor, a single garage offering power and lighting and off road parking for multiple vehicles! This is a must-view to appreciate the level of living accommodation and position this property has to offer!

St Brelades Avenue is located in the much-desired and residential Alderney location, surrounded by greenery and overlooking Bourne Valley Nature Reserve offering a level walk through coy pond gardens, sitting centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are all within close proximity. All of which offer a range of shops and useful amenities and are all close by. Poole or Parkstone Train Stations are only a short drive away and connect to the mainline straight to London Waterloo. Nearby you can also find the seven miles long of award-winning sandy beaches.

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.





Ground Floor

Open Plan Living/Dining Room

Coved and smooth set ceiling, ceiling light, spotlights, composite door to the front aspect, UPVC French doors to the rear aspect, wall lights, radiators, feature electric log stove, understairs storage cupboard housing the consumer unit, power points and click LVT flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, four-point induction hob with integrated oven and extractor fan, integrated microwave, integrated dishwasher, one and a half bowl composite sink with drainer, breakfast bar with space for bar stools, composite splash back, power points, radiator and click LVT flooring.

Utility Room

Smooth set ceiling, downlights, extractor fan, cupboard with the combination boiler enclosed, space for a washing machine, space for a dryer, integrated longline fridge/freezer, longline storage cupboard and click LVT flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect with bespoke fitted shutters, radiator, power points and carpeted flooring.

Bedroom Four

Coved and smooth set ceiling, ceiling light, UPVC double glazed window with bespoke fitted shutters, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect with bespoke fitted shutters, panelled bath, double enclosed waterfall shower with extra shower head, feature sink with under storage, tiled splash back, wall mounted mirror, toilet, wall mounted radiator and vinyl flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, Velux style window to the side aspect. wooden stairs with wooden balustrades and carpeted flooring.



Bedroom One

Vaulted smooth set ceiling, ceiling light, two Velux windows to the side aspects, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect opening onto the private balcony (glass panels, laid to patio and metal balustrades) radiator, bespoke fitted wardrobes, power points, eaves storage and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, loft hatch, UPVC double glazed window to the front aspect with bespoke fitted shutters, eaves storage, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, Velux style windows to the side aspect, pedestal sink, toilet, stainless steel heated towel rail and vinyl flooring. Dressing area, rails and shelving with plumbing installed with the option to install a shower.

Outside

Garden

South-Westerly facing, tiered garden with patio, block paved and lawn areas, paved patio area to the top of the garden, shingle areas, surrounding shrubbery, side gated access, outside light, shed with power, pear tree, apple tree, raised flower beds and surrounding wooden fences.

Garage

Flat roof, up and over door, power and lighting.

Driveway

Concrete driveway with parking for one vehicle and a shingle driveway with parking for another vehicle, patio steps, shingle area and surrounding shrubbery.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C- Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £10,000
Moving Home: £15,000
Additional Property: £40,000