



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.



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201 Churchill Road, Poole, Dorset, BH12 2JD

Guide Price £425,000

**** OVER 1,000 SQUARE FEET OF LIVING ACCOMMODATION ** STUNNING FAMILY HOME **** Link Homes Estate Agents are delighted to offer for sale this well-presented three/four double bedroom detached bungalow, accessed via a private road and located in the BH12 postcode. Benefitting from an array of fine features including four good-sized bedrooms with bedroom one offering built-in wardrobes, a stylish separate kitchen with direct access onto the low maintenance private rear garden with a workroom and shed, a dining room/ bedroom, a modern three-piece family bathroom suite, a single garage with a pitched roof and a shingle driveway with parking for multiple vehicles! This is a must-view to appreciate the specification and private living accommodation on offer!

Tucked away on a private road, This property is the epitome of private residential living. Churchill Road is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Churchill Road is also located within walking distance to Tesco Express on Herbert Avenue and just 2 miles away from Tower Park which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!



Ground Floor

Entrance Porch

Smooth set ceiling, ceiling light, composite door to the front aspect, UPVC double glazed frosted window to the front aspect and coconut matt.

Entrance Hallway

Coved and smooth set ceiling, downlights, loft hatch (fitted ladder, light and partially boarded), 'Hive' thermostat, Wall thermostat for underfloor heating, power points and vinyl flooring.

Living Room

Coved and smooth set ceiling, under coving feature LED lighting, UPVC double glazed window to the rear aspect, Wall thermostat for underfloor heating, power points, television point and carpeted flooring.

Kitchen

Smooth set ceiling, feature LED lighting, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, space for an American style fridge/freezer, integrated 'Neff' double oven, integrated dishwasher, space for a washing machine, composite one and a half bowl sink with drainer, four point induction hob with glass splash back, power points, Wall thermostat for underfloor heating, vinyl flooring with integrated coconut matt.

Bedroom One

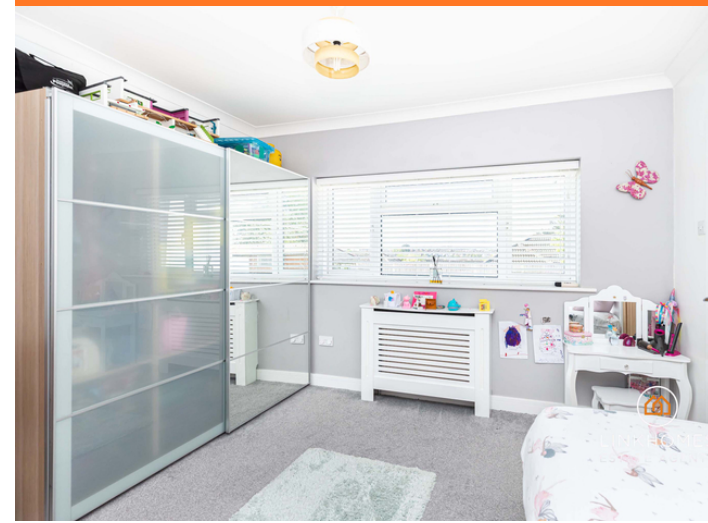
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front and side aspect, double fitted wardrobes and triple fitted wardrobes, radiator, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, double fitted wardrobes with mirrored front with the consumer unit enclosed, radiator, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points with USB charging and carpeted flooring.



Bedroom Four/Dining Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, airing cupboard with the boiler enclosed, power points and carpeted flooring.

Bathroom

Smooth set ceiling, feature LED lighting, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, extractor fan, feature sink with under storage, toilet, wall mounted storage cupboard, wall mounted mirror with feature lighting and de-mister, Wall thermostat for underfloor heating and vinyl flooring.

Outside

Garden

Mainly laid to artificial lawn, patio area, surrounding wooden fences, surrounding shrubbery and pebble boarder, side gated access, outside lights, external power points and outbuilding.

Work Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, base mounted units, power points and laminate flooring.

Garage

Single garage with a pitched roof.

Driveway

Shingle driveway with space for multiple vehicles and side gated access.

Agents Notes

Useful Information

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

Stamp Duty

First Time Buyer: £6,250
Moving Home: £11,250
Additional Property: £32,500