



42 Linthorpe Road, Poole, Dorset BH15 2JS

£695,000 Freehold

**** NO FORWARD CHAIN **** A beautifully presented four bedroom detached house, built circa 2001. This spacious family home is situated at the head of this quiet cul de sac, within walking distance to local shops, schools, amenities, Poole Park as well as Ashley Cross, with its array of nightlife and eateries. This well presented home, accessed via electronic gates, has been modernised throughout and internal viewing is imperative to appreciate not just the location, but also the sizeable accommodation on offer, which comprises: Lounge, Utility Room, Cinema Room/Bedroom 4, Kitchen/Dining Room, Large Conservatory and integral garage to the ground floor, with Three Bedrooms, en-suite and family bathroom to the first floor. Externally, the property boasts a beautiful front garden with ample parking as well as a low maintenance rear garden, with Hot Tub Included. Further features of this stunning family home include: feature fireplace, built in wardrobes to the master, Gas Central Heating and UPVC Double Glazing. Nearby Schools - Ocean Academy, Stanley Green Infants, Oakdale Junior, Longfleet Primary, St Marys RC Primary, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
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GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.5 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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Entrance Hall

Lounge 15' 2" x 12' 8" (4.65m x 3.86m)

Sun Room 26' 3" x 12' 8" (8.00m x 3.86m)

Bedroom Four 9' 7" x 7' 8" (2.92m x 2.34m)

WC 5' 7" x 3' 1" (1.68m x 1.12m)

Cinema Room 12' 2" x 11' 5" (3.71m x 3.48m)

Kitchen/Diner 20' 10" x 12' 9" (6.35m x 3.89m)

Utility Room 6' 5" x 5' 9" (1.96m x 1.75m)

Landing Doors to

Bedroom One 13' 2" x 12' 9" (4.01m x 3.89m)

En Suite 8' 3" x 4' 3" (2.51m x 1.30m)

Bedroom Two 17' 11" x 12' 7" (5.46m x 3.84m)

Bedroom Three 12' 2 x 12' 0" (3.68m x 3.68m)

Family Bathroom 7' 0" x 6' 1" (2.16m x 1.85m)

Garage 17' 6" x 8' 11" (5.33m x 2.72m)

Garden

Gated Driveway

Off Road Parking

Council Tax - Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	83
		EU Directive 2002/91/EC	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.