



51 Larch Close, Poole BH17 7YL

An excellent opportunity to acquire a two double bedroom semi-detached home, extended to provide outstanding ground floor accommodation, benefitting from a sought after position adjacent to an area of protected woodland.

EPC: 76 Council Tax Band: C Price: £299,950 Freehold

 **2**  **1**  **2**





Key Features

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- MODERN, WELL FITTED KITCHEN
- BATHROOM
- DOUBLE GLAZING
- EXCELLENT DRIVEWAY
- ENCLOSED GARDEN
- ADJACENT TO WOODLAND
- MUST BE VIEWED

The Property

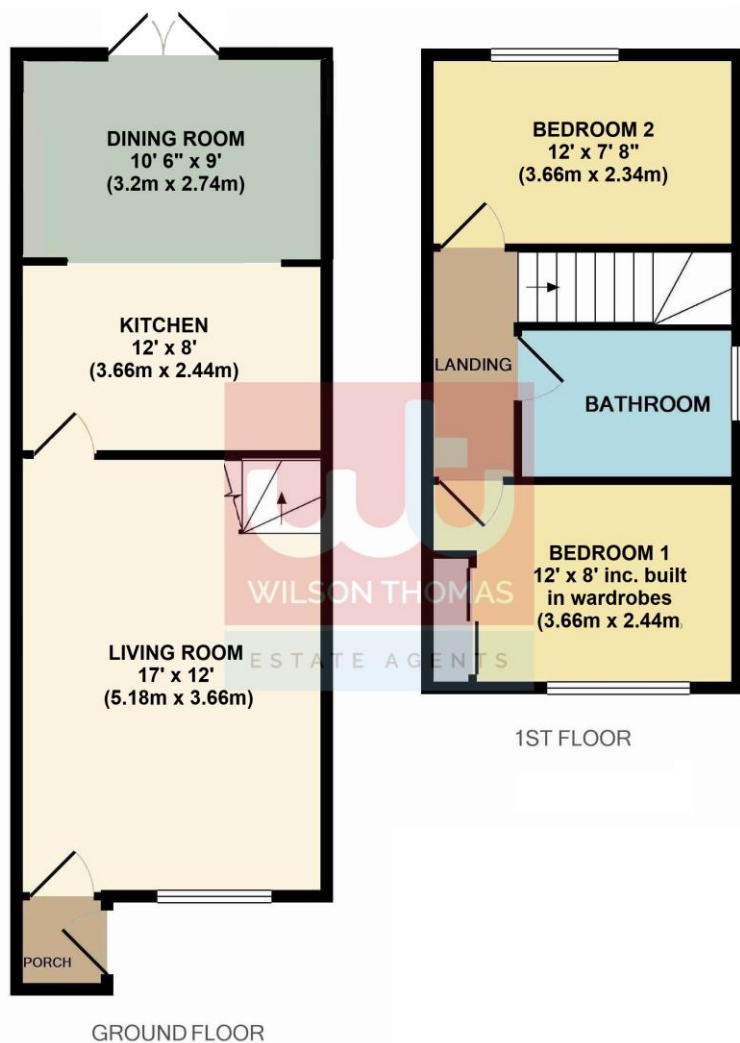
Located on a popular development, 51 Larch Close comprises an extended two double bedroom semi-detached home.

Upon entering there is a small entrance hall which in turn continues to the living room which overlooks the front garden and has a useful understairs area. From here a glazed door leads into the well fitted kitchen which has granite worksurfaces and a Belfast sink. A through way continues to the dining room which also incorporates an extension of the kitchen area with additional granite worksurface, space for fridge/freezer and undercounter condensing dryer. With a naturally sloping ceiling, there are two Velux windows affording a high degree of natural light, whilst double glazed French

doors lead out to the garden. The kitchen dining area has tiled flooring.

Once on the first floor, there is a large access hatch to the loft space and bedroom 1 overlooks the front of the property. Bedroom 2 has an over stairs cupboard which incorporates the gas boiler. The window overlooks the rear garden and an area of protected woodland beyond. There is a well appointed bathroom with over bath rain shower.

The driveway spans across the front garden and side of the property providing excellent parking. The enclosed rear garden enjoys a pleasant wooded outlook with westerly aspect and there is a patio/entertaining area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

