



48 St Mary's Road, Poole BH15 2LL

Set within a very popular residential road close to local favoured schools lies this semi-detached family home set over three floors. There is well proportioned accommodation on offer and a particular feature of the property is the fabulous generous size sunny rear garden.

EPC: TBC **Council Tax Band:** C **Price:** £389,950 Freehold

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Key Features

- SEMI-DETACHED FAMILY HOME SET OVER THREE FLOORS
- ENTRANCE HALLWAY
- FRONT LOUNGE/SNUG WITH OPEN WORKING FIREPLACE
- OPEN PLAN KITCHEN DINER LEADING OUT TO THE GARDEN
- FOUR BEDROOMS (MASTER WITH EN-SUITE)
- FAMILY BATHROOM
- OFF ROAD PARKING
- FABULOUS GENEROUS SIZE REAR GARDEN
- EXCELLENT LOCATION CLOSE TO POPULAR LOCAL SCHOOLS
- EASY REACH OF POOLE PARK AND THE TOWN CENTRE

The Property

Upon entering there is initially a porch that leads up to a further door with feature-coloured leaded stained-glass panels. This then leads into the entrance hallway with a door off to the cosy front lounge with bay window and the facility to have an open working fireplace. To the rear there is the light, bright and airy open plan kitchen/diner with doors leading out to the suburb rear garden.

On the first floor there are three bedrooms and a modern fitted family bathroom with stairs from here leading to the second floor comprising of the master bedroom benefiting from a stylish en-suite shower room.

Outside there is a front garden area with a driveway

to the side providing off road parking. Located down the side there is a lean-to/storage with power and this leads into the generous size rear garden, which we feel is a particular feature. Initially there is a patio area suitable for dining/garden furniture and the remainder of the garden is laid to lawn. To the rear there is a timber constructed storage shed and there is the potential to extend, subject to the usual consents.

The property occupies a wonderful location close to favoured local schools with amenities and excellent bus services also close to hand. Poole Park and the centre of town are within walking distance or a very short drive away.

SPACE FOR FLOOR PLAN



SPACE FOR EPC GRAPH

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.

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