

**36 Churchfield Road, Poole, Dorset,  
BH15 2QN**

**£465,000  
Freehold**



**Situated within a prime location a short walk away from Poole Park lies this detached chalet style home with the accommodation comprising of an entrance hallway, lounge with log burner, feature semi-circular conservatory/sun room, stylish kitchen, utility room, ground floor shower and three bedrooms with the master currently located on the first floor with an ensuite-shower room. There is UPVC double glazing, gas fired central heating, off road parking and a low maintenance landscaped rear garden.**

**LOCATION NOTE** This charming lovely home is situated in a much sought after and well established road being a short distance away from Poole Park and there are excellent bus services close by (route 1 around town). The Dolphin Shopping Centre along with a main bus/coach terminal and mainline London Railway Station are within walking distance or a short drive away.

**STEPS AND A BLOCK PAVED PATHWAY** Lead up to a:

**STORM PORCH** With two external lights, in turn this leads up to a wooden, multi-paned part single glazed opaque door which leads through to the:

**ENTRANCE HALLWAY** Coved and textured ceiling, light point with ornate ceiling rose, smoke detector, two wall lights, tongue and groove panelled wall, radiator, timber staircase with glass balustrade and understairs storage cupboard gives access to first floor accommodation, doors then leads off to:

**LOUNGE** 17' 2" x 11' 7" into recess (5.23m x 3.53m) Coved and textured ceiling, light point, two wall lights, feature log burner set on a brick built hearth, TV point, two UPVC double glazed windows to side and rear aspects, radiator, archway leads through to the:

**CONSERVATORY/SUN ROOM** 20' 9" x 11' max. measurements (6.32m x 3.35m) A spacious semi-circular conservatory with UPVC double glazed doors and windows to the rear, textured ceiling, four wall lights, electronically operated blinds, radiator, space for furniture including dining table and chairs, archway leads through to the:

**KITCHEN** 11' 3" x 9' 7" (3.43m x 2.92m) Comprising a range of cream fronted soft closing wall and base units to include matching drawers, glass fronted display cabinets all with stainless steel type handles, under pelmet lighting, marble effect square edge worksurfaces incorporating scratch resistant one and a half bowl Blanco drainer sink with mixer tap, four ring Bosch induction controlled hob with glass splashback, stainless steel chimney style extractor hood above, fitted oven, grill and microwave, part tiled walls, mock beamed ceiling with a combination of strip light and downlighters, UPVC double glazed window, integrated fridge/freezer, space for slimline dishwasher.

**UTILITY ROOM** Roll edge worksurface, circular stainless steel drainer sink with mixer tap, space for washing machine and tumble dryer which is currently mounted on the worksurface, Vaillant boiler, Drayton Lifestyle central heating and hot water control panel, part tiled walls, shelving and storage cupboards, UPVC double glazed opaque door leading out onto the front and rear, textured ceiling, strip light, wood effect laminate flooring.

**BEDROOM 2** 13' x 12' into bay exc. door recess (3.96m x 3.66m) Coved and textured ceiling, UPVC double glazed bay window to front with fitted seat and storage cupboards below, either side of the bedhead area there are matching single wardrobes with locker storage to the centre, two bedside cabinets, dressing table with six drawers, radiator, two wall lights, additional built in wardrobe with sliding glass fronted doors, shelving and hanging space.



**BEDROOM 3** 14' into bay x 11' 2" (4.27m x 3.4m) Coved and textured ceiling, light point with ornate ceiling rose, UPVC double glazed bay window to front aspect, radiator, along one wall there is fitted shelving with lighting, telephone and cable points (subject to any subscription), additional UPVC double glazed window to the side aspect.

**SHOWER ROOM** Comprising of a built in shower cubicle with glass sliding door, mains operated shower, vanity unit with wash hand basin, mixer tap, storage cupboards and drawers below, low flush WC with concealed cistern, tiled walls, UPVC double glazed opaque window, smooth set ceiling, extractor fan, light point, downlighters, wall mounted shaver point, tiled floor, chrome effect ladder style towel rail.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO THE:**

**FIRST FLOOR ACCOMMODATION & MASTER SUITE** 23' 5" inc stairs x 12' max measurements taken (7.14m x 3.66m) Two light points and spotlights, UPVC double glazed window to the front, radiator below, ample built in wardrobes/storage with shelving and hanging space. To the far end there is an additional built in three quarter height wardrobe with glass fronted sliding doors, shelving and hanging space, UPVC double glazed window to the rear, radiator below, TV point, door leads through to:

**EN-SUITE SHOWER ROOM** Comprising a white three piece suite to include built in shower cubicle with mains operated shower, vanity unit with wash hand basin, white gloss fronted storage cupboard below, push button WC with concealed cistern, part tiled walls, part sloping smooth set ceiling with downlighters, tiled floor, extractor fan.

**OUTSIDE - FRONT** There is a combination of a block paved and shingle driveway providing off road parking for one to two vehicles. Steps from here lead up to two wooden latched gates located either side of the property which provide access into the rear garden.

**OUTSIDE - REAR** We feel this is a low maintenance rear garden offering a certain degree of seclusion with a patio area immediately abutting the property suitable for outside dining/garden furniture, wooden constructed log storage, water feature and external tap. Steps lead up to the remainder of the garden which has a selection of mature plants, trees and shrubbery throughout, stone chip border and there's section laid lawn in one corner. From here and you can access the SUMMER HOUSE with pitched roof, single glazed windows and multi-pane single glazed French style doors and the garden enclosed by wooden fencing.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

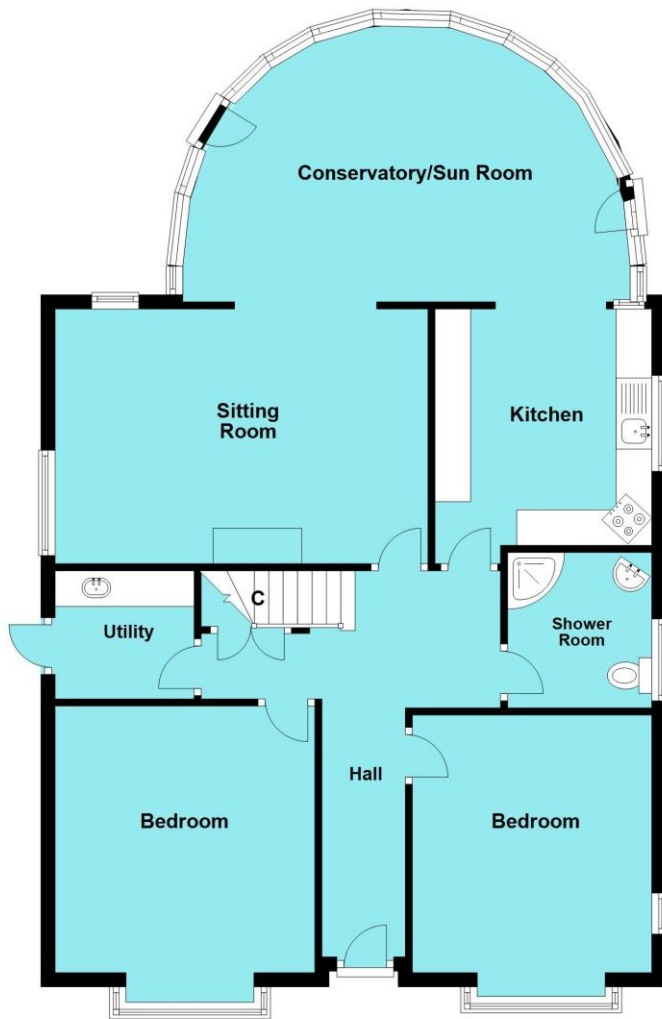
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### Ground Floor

Approx. 100.8 sq. metres (1084.7 sq. feet)



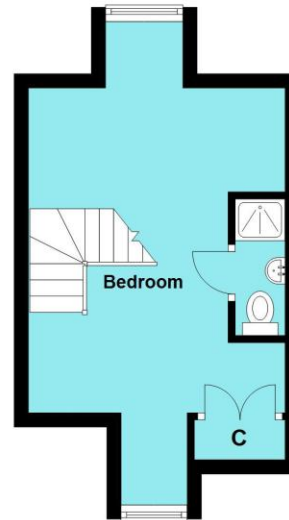
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### First Floor

Approx. 19.7 sq. metres (211.9 sq. feet)



Total area: approx. 120.5 sq. metres (1296.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

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