



Churchill Gardens

Poole, BH12 2HZ

Guide Price £320,000

- 10 Year Build Warranty
- 30ft Open Plan Living/Dining Room/Kitchen
- Two Double Bedrooms
- Ground Floor Cloakroom
- Family Bathroom
- Landscaped Sunny Rear Garden
- Off Road Parking
- Good School Catchments



HOUSE & SON

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A brand new luxury development of a pair of two double bedroom semi detached houses in a cul-de-sac setting. Upon entering the cul-de-sac, the new built pair of semi detached house 'sit proud' to the cul-de-sac directly ahead. Your eye is met with clean brick elevations of these homes, block paved driveways and landscaped gardens.

Upon entering those new houses, there is a 'crisp feel' throughout. The entrance lobby affords for shoes and coats. The ground floor WC is well appointed from the half tiled walls, enclosed 'floating' WC. Electric heated towel rail. and vanity unit with heated towel rail. The entrance lobby access

into the living room. A feature high specification room with a modern contemporary kitchen/dining and living area. There are double glazed French doors to rear with direct access and view over landscaped private garden to rear.

The developer has really thought of the colour scheme, which gives an overall fresh and modern look. In the dining area, there is a double glazed window to side, a generous understair storage closet and the high specification kitchen with integrated appliances to finish. The quartz work top surfaces and upstands to complement the modern 'clean line' kitchen cabinets. Further double glazed window to front with view over the cul-de-sac.

The stairs to the first floor landing accessed from the entrance lobby. A communicating landing with access to loft. Airing cupboard with air source water cylinder. There

are two double bedrooms and luxury finished bathroom with 'choice tiling', the modern fittings comprising of a three piece suite, all the usual and night light sensor.

A really well appointed, planned and built home for the modern couple or family. Highly recommended.

ENTRANCE

ENTRANCE LOBBY

5' 4" x 3' 6" (1.63m x 1.07m)

GROUND FLOOR WC

4' 6" x 3' 6" (1.37m x 1.07m)

LIVING ROOM/DINING ROOM

33' 6" x 12' 0 max" (10.21m x 3.66m)

DINING AREA

KITCHEN AREA

STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 7" x 9' 4" (3.84m x 2.84m)

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m)

BATHROOM

5' 2 max" x 7' 11 plus bath recess" (1.57m x 2.41m)

OUTSIDE FRONT

OFF ROAD PARKING

REAR GARDEN

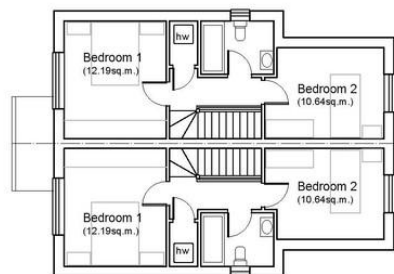
FINISHING TOUCHES

- 10 year building warranty.
- LVT flooring.
- Carpeted.
- Luxury kitchen with integrated appliances including cooker filter hood, fridge/freezer, washing machine and dishwasher.
- Stone quartz work top surfaces and upstands.
- Recessed LED lighting.
- Quantum duplex heating system.
- Air source water system.
- Modular internal doors.
- Lawned gardens.
- Block paved driveway.

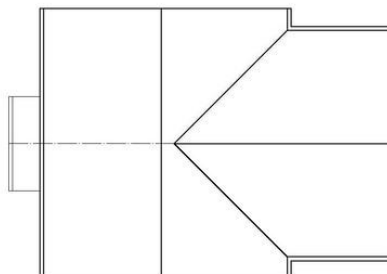
EPC

Predicted EPC rating - C.

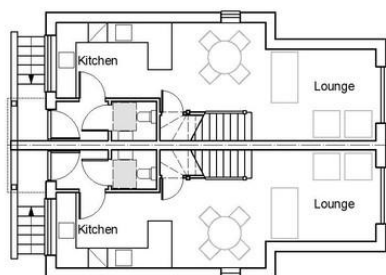




First Floor Plan



Roof Plan



Ground Floor Plan

Residential Development
r/o 27 Jubilee Road
Poole for
Glossbrook Builders

2023-11-04
Floor Plans

Scale 1:100 @ A3
24 November 2023

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Architecture and Town Planning Consultancy

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Revisions:

COUNCIL TAX BAND

Tax band - TBC

TENURE

Freehold

LOCAL AUTHORITY

BCP Council

Ground Floor Gross Internal Floor Area = 35.1sq.m.
First Floor Gross Internal Floor Area = 35.1sq.m.

Total Gross Internal Floor Area = 70.2sq.m.

Min. floor area for 2-bed, 3-person house
as Nationally Described Space Standards = 70sq.m.

0 5m
Original 1:100 @ A3

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