

**Norman Avenue, Branksome, Poole,
Dorset, BH12 1JH**

**£465,000
Freehold**



Occupying a nice secluded position within a quiet residential no through road lies this charming detached chalet bungalow situated on a generous size plot. The accommodation comprises of an entrance hallway, cosy lounge with French Doors leading out on to a patio providing a pleasant view over the front garden, kitchen/breakfast room, two ground floor double bedrooms and bathroom and there is a first floor master bedroom with an attractive sylvan outlook and en-suite. There is UPVC double glazing, gas fired central heating, landscaped rear garden with summer house, a decking area plus outside bunker/storage and there is a large gated driveway that provides ample off road parking or space for a motorhome/caravan.

BRICK BUILT ARCH TO FRONT PORCH With tiled floor leading up to a side wooden part double glazed door with lead feature and opaque single glazed side panels. This then leads through to:

ENTRANCE HALLWAY Smooth set ceiling, two light points, two smoke detectors one of which is mains operated, double panelled radiator, wall mounted electric consumer unit and alarm, telephone point, stairs give access to first floor accommodation, white panelled doors then lead off to:

LOUNGE 14' 5" x 12' into recess (4.39m x 3.66m) Naturally coved and textured ceiling, picture rail, light point, contemporary electric pebble fire, TV and telephone points, double panelled radiator, UPVC double glazed French doors lead out on the patio.

PATIO AREA Suitable for garden/dining furniture enclosed with low level fencing and gate and from here there is a pleasant view over the large front garden.

KITCHEN/BREAKFAST ROOM 12' x 11' (3.66m x 3.35m) Comprising a range of white fronted wall and base soft close units to include matching drawers, open corner display shelving, square edge worksurfaces incorporating scratch resistant one and a half bowl drainer sink with mixer tap, four ring gas hob with extractor canopy above, Indesit fan assisted oven and grill to the side, slimline dishwasher, part tiled walls, wall mounted boiler, space for free standing appliances to include upright fridge freezer and washing machine, two UPVC double glazed windows to the side aspect and UPVC double glazed French door leading out onto the rear garden, smooth set ceiling, downlighters, tiled floor, space for table and chairs.

BEDROOM 2 13' 4" into bay x 12' into recess (4.06m x 3.66m) Naturally coved and textured ceiling, picture rail, UPVC double glazed bay window to the front plus UPVC double glazed opaque window to the side aspect, double panelled radiator, ample space for fitted or free standing bedroom furniture.

BEDROOM 3 12' x 12' max. (3.66m x 3.66m) Smooth set ceiling, downlighters, two UPVC double glazed windows to the side and rear aspects, ample space for fitted or free standing bedroom furniture, TV point.

GROUND FLOOR BATHROOM 8' 3" x 7' 2" (2.51m x 2.18m) Comprising of a white three piece suite to include tile enclosed bath, Victorian style mixer tap with shower attachment, glass shower screen with chrome trim, pedestal wash hand basin with pillar taps, low flush push button WC, part tiled walls with mosaic pattern, chrome effect ladder style towel rail, two UPVC double glazed opaque windows to the side aspect, smooth set ceiling, extractor fan, downlighters, tiled floor.

FROM THE ENTRANCE HALL, SPIRAL STAIRCASE GIVES ACCESS TO:

FIRST FLOOR LANDING Part sloping smooth set ceiling, smoke detector, Velux double glazed window, eaves storage, white panelled door leads through to:



MASTER BEDROOM 14' 5" x 13' 8" max. measurements (4.39m x 4.17m) Part sloping smooth set ceiling, light point, UPVC double glazed picture window to front aspect with an attractive sylvan outlook, radiator below, extensive range of fitted bedroom furniture comprising of wardrobes with hanging space, further storage cupboard, drawers and eaves storage space, door leads through to:



EN-SUITE BATHROOM 10' x 7' 2" max. measurements (3.05m x 2.18m) Comprising of a white three piece suite to include tile enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush WC, matching storage to the bedroom, chrome effect ladder style towel rail, part sloping smooth set ceiling, light point, Velux double glazed window, tiled floor, strip light with shaver point.



OUTSIDE - FRONT A long gated driveway provides ample off road parking for numerous vehicles or a motorhome/ caravan. There is an area laid to lawn to the side with mature plants, hedging and shrubbery throughout. The driveway continues down the side of the property where there are two external lights and a bunker providing storage, this leads up to a low level wooden latch gate and into:

OUTSIDE - REAR There is a landscaped rear garden with a resin pathway immediately abutting the property leading up to a timber constructed storage shed and the Summer house in the corner. Steps from here lead up to the first section of garden which is laid to lawn with railway sleepers and to the rear there is a small piece of artificial grass and a decking area to the corner with the inner part of the garden here being partly enclosed with low level fencing. There is a raised area of garden located behind and there are mature plants, trees and shrubbery located throughout. External light, water tap and power points.



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.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15444**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(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	

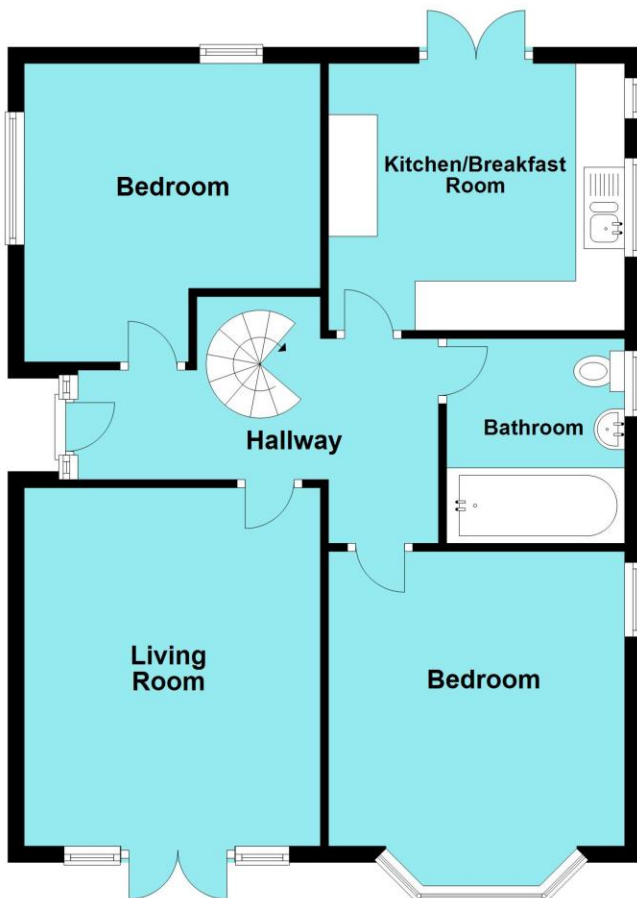
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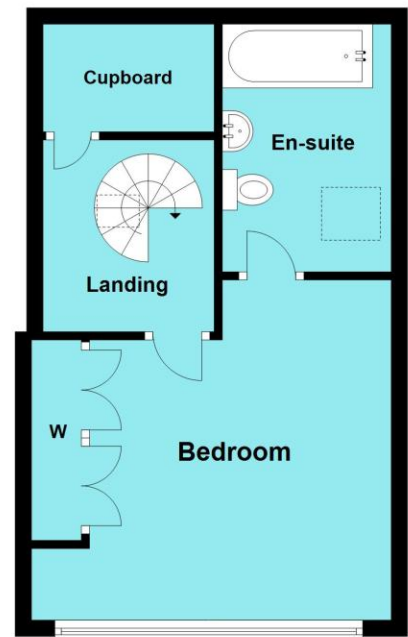
Ground Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 101.9 sq. metres (1097.2 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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