



A Detached House in Sought After Location
West View Road, BH15



Entrance Porch

A fully enclosed entrance porch. Textured and coved ceiling with light point, built in storage cupboard housing meters, obscure glazed door with obscure glazed side panels into

Entrance Hallway

Textured coved ceiling with light point, large built in storage cupboard, obscure glazed window into lounge, large under stairs storage area,1 x radiator, stairs to first floor, doors off to all ground floor accommodation.

Cloakroom

Textured and coved ceiling with light point, obscured double glazed window to side aspect. Toilet with wall mounted cistern, part tiled walls, vinyl flooring.

Lounge *19'4" into bay x 11'9" 5.89m x 3.58m*

Textured and coved ceiling with two light points,1 x Double glazed bay window to the front aspect, 2 x Double glazed windows to the side aspect, feature fireplace with tiled hearth and wooden mantle over, dado rail, TV point,1 x Radiator.

Kitchen/ Breakfast Room *Room 15'2" x 8'1" 4.62 m x 2.46m*

Textured and coved ceiling with strip lighting,1 x Double glazed window t the rear aspect,1 x Double glazed window to the side aspect, Double glazed door giving access to the rear garden. A range of base and wall mounted storage cupboards with under unit lighting, roll top work surfaces with a one and a half bowl sink with draining board and mixer tap over. Inset 4 burner electric ho with extractor hood over and electric oven under, integrated microwave, integrated Fridge and Freezer, integrated Bosch full size dish washer, part tiled walls, laminated flooring, Archway into –

Utility Room *Room 8'1" x 4'5" 2.46m x 1.34m*

Smooth plastered and coved ceiling with light point,1 x obscured double glazed window to side aspect 1 x Double glazed window to the rear aspect, wall mounted Worcester gas central heating boiler, large upright storage cupboard with integrated shelving, roll top worksurface with storage cupboard under, space and plumbing for washing machine and dryer

Landing

Stairs from entrance hallway leading to landing area, obscured double glazed window to side aspect, textured and coved ceiling with light point, smoke alarm and loft access hatch, built in storage cupboard, 1 x radiator, doors off to all accommodation.

Bathroom

Smooth plastered ceiling with inset down lighters, obscure double-glazed window to the rear aspect, Pedestal hand wash basin, corner enclosed shower cubicle with plumbed shower, LLWC, corner shaped bath with shower attachment tap, wall mounted chrome ladder style radiator, part tiled walls, vinyl flooring.

Bedroom One *13'9" x 11'9" max 4.19m x 3.02m*

Smooth plastered and coved ceiling with light point, 1 x Du glazed widow to the front aspect, a complete and comprehensive range of fitted bedroom furniture,1 x radiator.

Bedroom 2 *2 11'9" x 10'1" to front of wardrobe 3.58m x 3.07m*

Textured and coved ceiling with light point, 1 x Double glazed window to rear aspect, a complete and comprehensive range of fitted bedroom furniture, 1 x radiator

Bedroom 3 *7'9" x 7'8" 2.36m x 2.33m*

Textured and coved ceiling with light point, 1 x Double glazed window to Front aspect, fitted wardrobe, 1 x radiator.

Outside Front

The property is accessed via a carriageway style drive, the front boundary is defined by a decorative low built brick wall. There is a small garden area to the front of the property with grass and a selection of mature plants and shrubs. The front is laid to hard standing and allows for off road parking for several vehicles. The driveway also allows access to the detached single garage.

Outside Rear

The rear garden is enclosed on all sides, a pathway extends to either side of the property. On the one side there is a lean-to style storage shed. The other side the pathway extends to a decorative wrought iron gate which allows access to the front of the property. There is a hard standing seating area which adjoins the rear f the property, with steps then leading to the raised garden and paved sun terrace with a grassed area to the side and flower borders stocked with a variety of plants and shrubs. In the corner of the garden a large wooden summer house is sited to the rear of the sun terrace.

Single Detached Garage *18'6" x 8'6" max 5.63m x 2.59m*

Accessed from the front driveway, up and over door, double glazed window to side aspect, Double glazed pedestrian door giving access to the rear garden, power connected.

Offers invited £475,000



Avalon Estates - A spacious and versatile detached three-bedroom house. This substantial family home is located in close proximity to the stunning Holes Bay Water and is within easy level walking distance of Poole Town centre. The Historic old town and waterfront is also easily accessible on foot, Poole train station is approximately a 5-minute walk away which offers links to London. The property could benefit from a programme of light refurbishment, but also offers the potential to extend subject to the relevant permissions being granted. This sizeable, detached property would suit either a family or those looking for a second home in a very, convenient, and desirable location.



Total Area: 100.0 m² ... 1077 ft² (excluding garage, summer house)

All measurements are approximate and for display purposes only



