

27 Apsley Crescent
Poole BH17 7LX

Price **£450,000** Freehold



A WELL PRESENTED FOUR BEDROOM,
TWO BATHROOM DETACHED FAMILY
HOME BENEFITTING FROM SIZEABLE
REAR GARDEN AND NO FORWARD CHAIN.

- * **ENTRANCE HALLWAY 14' (MAXIMUM) x 13'2" (MAXIMUM)
(4.26m x 4.02m)**
- * **SITTING ROOM 20'2" x 11'2" (6.15m x 3.41m)**
- * **KITCHEN/DINING ROOM 22'3" x 11' (6.79m x 3.35m)**
- * **DINING ROOM/BEDROOM 11'5" x 10'9" (3.51m x 3.32m)**
- * **STUDY 8'7" (MAXIMUM) x 7'7" (2.65m x 2.34m)**
- * **BEDROOM THREE 10'9" x 9'4" (3.32m x 2.86m)**
- * **GROUND FLOOR BATHROOM 12'9" (MAXIMUM) x 9'2" (3.93m x 2.81m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 12'9" x 10'4" (3.93m x 3.16m)**
- * **BEDROOM TWO 11' x 10'9" (3.35m x 3.32m)**
- * **FAMILY BATHROOM 6'8" x 5'4" (2.07m x 1.64m)**
- * **FRONT & REAR GARDENS**
- * **DRIVEWAY PARKING**
- * **SINGLE DETACHED GARAGE**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has wood effect flooring, telephone point, understairs storage cupboard and stairs rising to the first floor. The sitting room has frosted window to side aspect, double opening doors leading to the rear garden, wood effect flooring and TV point. The impressive kitchen/dining room has windows to rear and side, double opening doors leading to the rear garden, vaulted ceiling with 'Velux' windows to both sides, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring, frosted double glazed door to side, nest of three pan drawers, island unit and integrated appliances to include oven, grill, five ring gas hob and extractor fan over. The dining room/bedroom has TV point and double opening doors leading to the rear garden. The study has TV point and window to side aspect and bedroom three has window to front aspect with TV point. To conclude the accommodation on the ground floor is the bathroom which has two frosted windows to front aspect, further frosted window to side, storage cupboard housing 'Worcester' boiler, tiled flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap, freestanding roll top bath with mixer tap and walk in shower cubicle with shower.

The first floor landing has 'Velux' window to front aspect. Bedroom one has 'Velux' windows to front and rear aspect, built in cupboards and access to eaves storage. Bedroom two has 'Velux' windows to front and rear aspect, access to eaves storage and benefits from a built in cupboard with double opening doors. The family bathroom has frosted window to rear aspect, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and bath with mixer tap and shower attachment over.

To the front of the property, a driveway being laid to shingle provides off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light and power. One of the main features of this property is the sizeable rear garden which has an area laid to paving running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence, mature shrub and brick wall borders. There is a double glazed door giving access into the garage. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the last turning on the right into Chetwode Way. At the T-junction turn left into Kitchener Crescent and follow the road round leading into Marshall Road. Then take the next left hand turning into Apsley Crescent.

COUNCIL TAX: Band D

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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PRIVACY POLICY

Please see our website for further details.

REF: R1921