

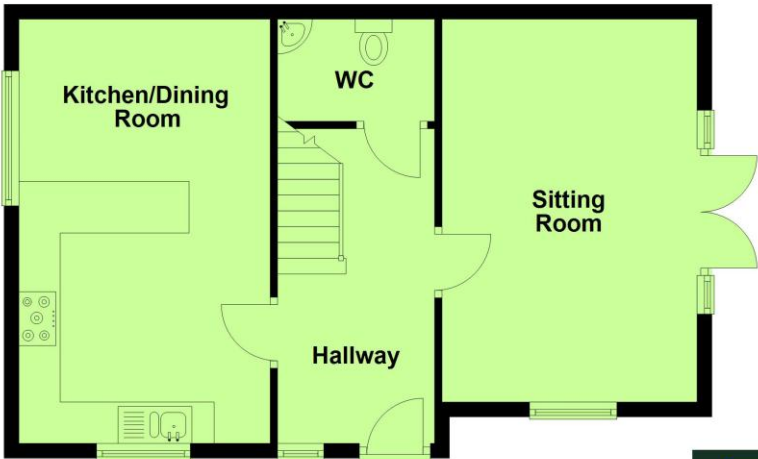
14 Wellow Gardens
Poole BH15 3RP

Price **£375,000** Freehold

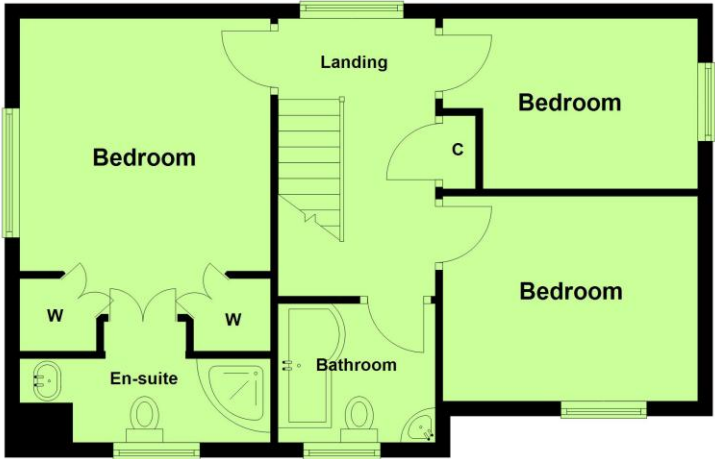


A THREE BEDROOM, TWO BATHROOM
DETACHED FAMILY HOME SITUATED IN
A QUIET AND CONVENIENT LOCATION.
VENDOR FOUND AND KEEN TO SELL.

Ground Floor



First Floor



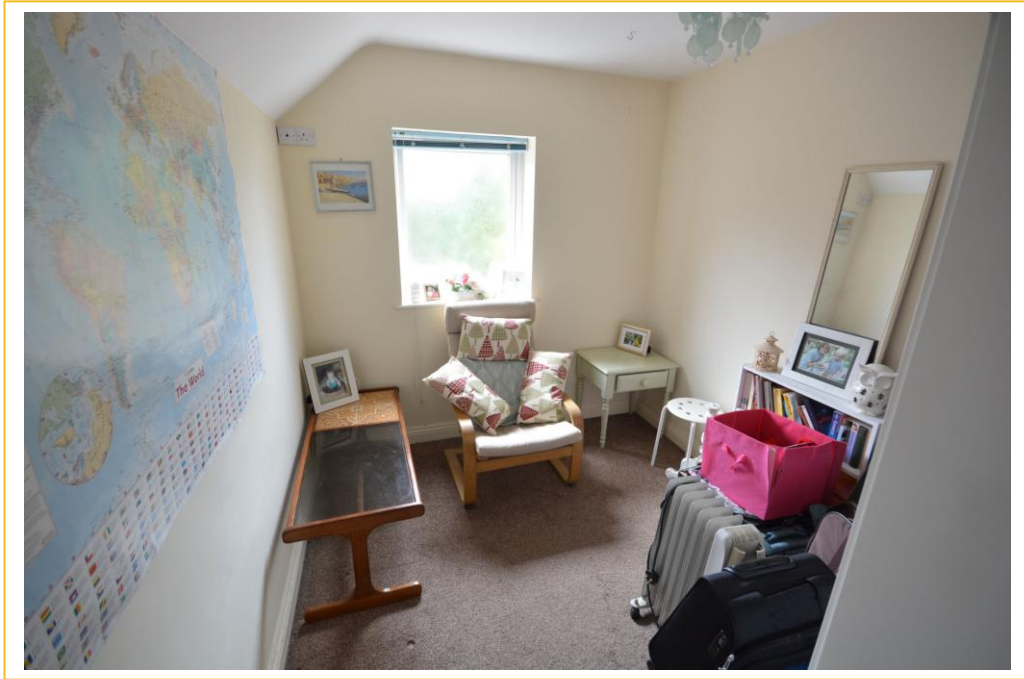
Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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 and 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.

- * ENTRANCE HALLWAY 14'8" X 6'9" (4.51m x 2.11m)**
- * CLOAKROOM 7' X 4'8" (2.13m x 1.46m)**
- * KITCHEN/DINING ROOM 18'8" X 11'3" (5.73m x 3.44m)**
- * SITTING ROOM 17' X 11'5" (5.18m x 3.51m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12'7" X 11'2" (3.87 x 3.41m)**
- * EN SUITE SHOWER ROOM 8'8" X 4'2" (2.68m x 1.28m)**
- * BEDROOM TWO 11'6" X 9'1" (3.53m x 2.77m)**
- * BEDROOM THREE 11'5" X 7'7" (3.51m x 2.34m)**
- * FAMILY BATHROOM 6'9" X 6'7" (2.11m x 2.04m)**
- * DRIVEWAY PARKING**
- * SINGLE DETACHED GARAGE**
- * LOW MAINTENANCE REAR GARDEN**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed frosted front door gives access into the spacious entrance hallway which has frosted window to front aspect, telephone point, stairs rising to first floor and access into the ground floor cloakroom which has tiled flooring, towel ladder radiator, corner vanity unit with inset wash hand basin and mixer tap with tiled splashback and low level flush WC. The kitchen/dining room has windows to front and side aspect, tiled flooring, part tiled walls, range of wall and floor mounted cupboards, roll top working surfaces, one and a quarter single sink with drainer and mixer tap, integrated dishwasher and wine cooler, nest of three pan drawers, integrated appliances to include washing machine and dishwasher and space for tall fridge/freezer and range cooker with extractor fan over. The light and airy sitting room has window to front aspect, TV point and double opening doors leading out to the rear garden.

The first floor landing has loft access via a hatch with pull down ladder, frosted window to rear aspect and storage cupboard with slatted shelving. Bedroom one has frosted window to side aspect, range of fitted wardrobes and access into the en suite shower room which has frosted window to front aspect, tiled flooring, vanity unit with wash hand basin and mixer tap, low level flush WC and corner shower cubicle. Bedroom two has window to front aspect and TV point and bedroom three has frosted window to rear aspect and TV point. The family bathroom has frosted window to front aspect, part tiled walls, tiled flooring, towel ladder radiator, corner vanity unit with inset wash hand basin and mixer tap, low level flush WC and P shaped bath with mixer tap and shower attachment over.

At the front of the property there is parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light and power. The low maintenance and secluded rear garden has a patio running adjacent providing seating with steps leading to the remainder being laid to lawn, all of which are bound by brick wall, timber fence and mature shrub borders. A timber gate gives access to the front.





DIRECTIONS:

From Fleetsbridge roundabout take the exit along Wimborne Road towards Poole. At the traffic lights turn left into Dorchester Road. At the mini roundabout continue straight across and Wellow Gardens is the second turning on the left hand side.

COUNCIL TAX: Band D BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band C

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

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.

PRIVACY POLICY

Please see our website for further details.

REF: R2009