



## Gwynne Road, Poole, BH12 2AR

### Guide price £475,000

NEW LISTING IN GWYNNE ROAD, PARKSTONE, £475,000 Guide Price. Take a look at this stunning four bedroom detached chalet style bungalow located in a popular residential area of BH12. This well presented home has great kerb appeal from when you come into the gravel drive with parking for several cars and also having a rear driveway leading to a single garage. It has gas central heating and is upvc double glazed with white plantation shutters to most of the rooms. On entering this property you have the feel of an open plan kitchen dining area with patio doors leading into the rear garden. Lounge with open fireplace. Two double bedrooms and a modern shower room on the ground floor. Stairs leading to first floor with a spacious main principle bedroom, bedroom four currently set up as a walk in dressing room and a modern bathroom. Council Tax band C. EPC to follow.





# Thacker & Revitt

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## FRONT DOOR AND ENTRANCE AREA

11'10" x 5'5" x 11'11" (3.63 x 1.66 x 3.64)

Composite double glazed door leading into this modern and spacious open plan hall area which opens into the kitchen dining room. White ceiling, emulsion painted walls and fitted wood effect laminate flooring. Light switch, Radiator, Plug sockets. Ceiling lighting. Wall mounted box cupboard with consumer unit inside.

## OPEN PLAN KITCHEN DINING

19'5" x 11'11" (5.94 x 3.64)

Opening into the spacious open plan kitchen dining room with continuation of the hall decor, emulsion painted walls with a feature blue painted wall. Continuation of the laminate flooring and tiled splash backs to the worktop walls. A range of fitted wall, base and drawer units with solid wooden worktops. Upvc double glazed window overlooking the rear garden at the base of the stairs with white plantation shutter. Upvc double glazed patio doors opening onto the decked area. There is a four ring gas hob, electric oven and extractor fan. Integrated dishwasher. Integrated fridge freezer. Under cupboard lighting. Wall mounted combi boiler. Space for dining table and chairs. Radiator. Ceiling recess lighting, two pendant lights over the dining table. Light switch, plug sockets and fuse switches. Upvc double glazed side facing narrow window.

## LOUNGE RECEPTION

12'0" x 13'8" (3.68 x 4.17)

Door leading into this character style lounge reception room with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed bay style window overlooking the front drive and garden with white fitted shutters. Radiator. Light switch, plug sockets, TV and telephone point. A feature of this room is the fireplace with open hearth and is a working fire. Ceiling lighting.

## GROUND FLOOR DOUBLE BEDROOM (FRONT FACING)

9'11" x 11'2" (3.03 x 3.41)

Door leading into this spacious double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window overlooking the front drive and garden with white fitted shutters. Light switch, plug sockets.

## GROUND FLOOR DOUBLE BEDROOM (REAR FACING)

9'4" x 8'10" x 11'8" (2.85 x 2.71 x 3.57)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting, light switch and plug sockets. Radiator. Upvc double glazed window overlooking rear garden with white fitted shutters.

## GROUND FLOOR SHOWER ROOM

5'10" x 5'9" (1.79 x 1.77)

Door leading into this modern and recently fitted shower room with white ceiling, part tiled and part emulsion painted walls with Amtico style flooring. White sink with chrome effect fittings and base vanity drawer. White wc with seat, lid and cistern flush. Shower cubicle with white tray, side glass panel and glass opening door with wall mounted power shower and tiled walls. Upvc double glazed window to side aspect creating natural light into this room. Ceiling lighting. Chrome effect ladder style radiator. Wall mounted mirror over the sink.

## STAIRS AND LANDING AREA

10'7" x 5'3" (3.23 x 1.61)

Leading from the kitchen dining room are stairs to the first floor and landing area. Emulsion painted ceiling and walls and fitted grey carpet with white painted hand rails and spindles. Designer ceiling light (This is being offered at additional cost). Doors to all first floor rooms. Upvc double glazed window at top of landing stair wall.

## PRINCIPLE BEDROOM

14'0" x 15'9" (4.29 x 4.82)

Door leading into this spacious and well planned principle bedroom with dual aspect. White ceiling, emulsion painted walls and fitted grey carpet. Upvc double glazed feature window to the rear overlooking the rear garden and far reaching views with fitted white shutters. Upvc double glazed window overlooking the front aspect with white fitted shutters. Light switch, plug sockets and TV socket. (there is an air conditioning unit fitted being offered at an additional cost if required).

## BEDROOM FOUR / DRESSING ROOM

9'7" x 8'0" (2.94 x 2.44)

Door leading into bedroom four currently set up as a walk in dressing room with a range of open fronted cupboards, drawers and shelving. Emulsion painted ceiling and walls and fitted carpet. Window overlooking rear aspect. Radiator. Ceiling lighting.

## BATHROOM

15'8" x 6'0" (4.79 x 1.83)

Light wood colour door leading into this first floor modern bathroom with part sloping ceiling, emulsion painted walls and fitted flooring. White wall mounted sink with chrome effect fittings. Free standing contemporary style bath with chrome effect fittings. At the far end of the bathroom is a fitted vanity unit running along the full wall with built in cupboards and wc with built in flush boxed in. Ceiling recess lighting. Modern ladder style radiator. Two wooden framed velux windows. Wall mounted mirror with lighting.

## FRONT GARDEN AND PARKING

There is gravel driveway parking for several cars to the front of the property with raised lawn bank with hedging. Fencing to the front and sides.

## REAR GARDEN AND GARAGE

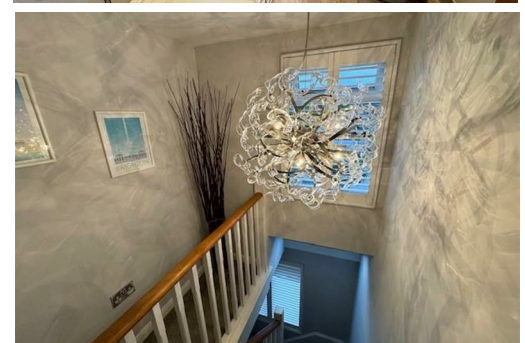
44'11" x 28'5" garden area (13.7 x 8.67 garden area)

The rear garden has a sunny aspect. There is a side gate and double wooden driveway gates to the end of the garden with drive area leading to a single garage with up and over door, side door, window and light and power. Raised wooden decked area just off the patio doors ideal for entertaining. Power outside on wall and water tap. Astro lawn area with shingle borders with established plants and trees to the garden. side path area. Outside lighting to the garage and house.

## TENURE

The property is "FREEHOLD". There will be a forward purchase with the vendor, which has been agreed on purchase.

Declaration of interest Under section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the sale of this property. The property is being sold by a Partner of this firm.



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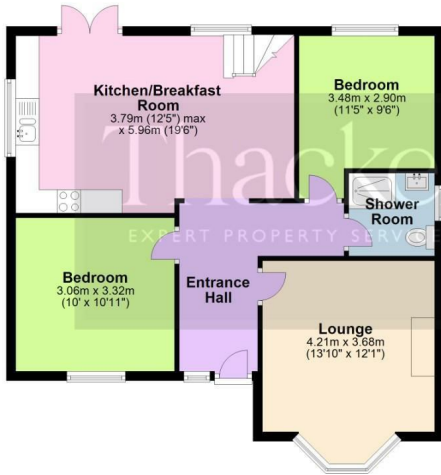
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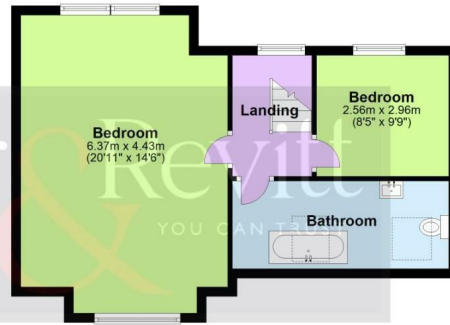
## Ground Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



## First Floor

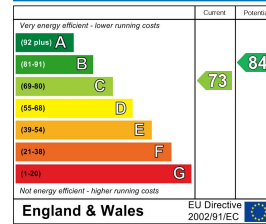
Approx. 48.7 sq. metres (524.1 sq. feet)



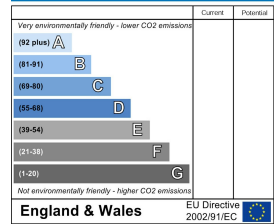
Total area: approx. 116.6 sq. metres (1254.6 sq. feet)

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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## Consumer Protection from Unfair Trading Regulation

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### Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD