



## Denby Road, Poole BH15 2JP

Nicely positioned at the head of a quiet cul-de-sac lies this impressive five-bedroom detached chalet family home offering generous and versatile living accommodation. There is a feature galleried entrance hallway and throughout property there is engineered wooden flooring. To the rear there is open plan living with a stunning kitchen area and outside there is ample off-road parking, a garage and a storage/workshop.

**EPC: 74 Council Tax Band: E Price: £585,000 Freehold**

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## Key Features

- DETACHED FAMILY CHALET HOME
- GALLERIED ENTRANCE HALLWAY WITH CHROME/GLASS STAIRCASE
- OPEN PLAN LOUNGE/DINING/KITCHEN WITH QUARTZ WORK SURFACES
- ENGINEERED WOOD FLOORING THROUGHOUT
- BATH/SHOWER & UTILITY ROOMS
- FOUR/FIVE BEDROOMS, MASTER WITH EN-SUITE & WALK IN WARDROBE
- SOUTHERLY ASPECT REAR GARDEN
- AMPLE OFF ROAD PARKING/ GARAGE/ STORAGE BUILDING
- CLOSE TO POPULAR LOCAL SCHOOLS
- EXCELLENT LOCATION WITHIN CUL-DE-SAC

## The Property

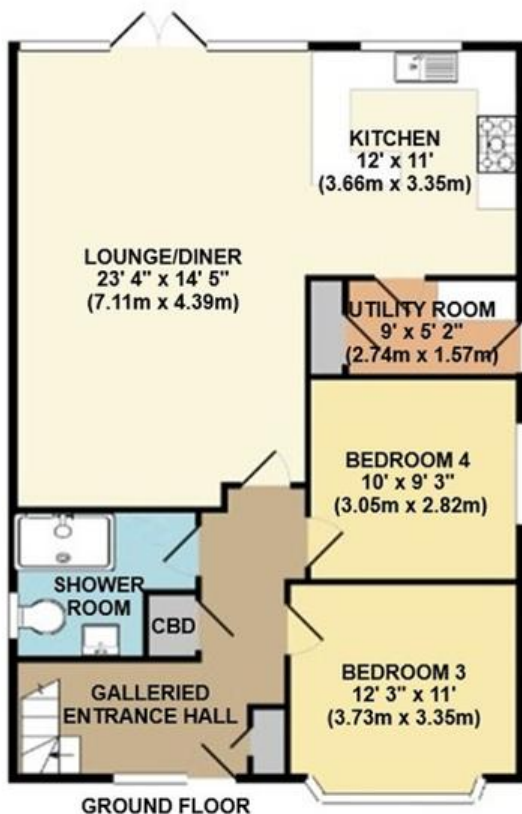
Upon entering you are greeted by a welcoming galleried entrance hallway with a chrome/glass staircase and storage. Doors then lead off to the ground floor accommodation and to the rear there is open plan living that enjoys a sunny southerly aspect with a 23ft approx. lounge/dining room, a superb newly fitted kitchen area with quartz worksurfaces, porcelain tiles, underfloor heating and both AEG and Miele appliances. There is also a utility room, two bedrooms and shower room, with engineered wood flooring throughout.

Located on the first floor there is a large master bedroom with a UPVC double glazed picture window,

en-suite, walk in wardrobe and engineered wood flooring. Two further bedrooms/office and bathroom complete the impressive accommodation.

The front driveway, which continues past a wooden double security gate, provides ample off road parking or space for a caravan/motorhome and an electric car charging point. The rear garden enjoys a sunny southerly aspect and to the side there is a garage plus a workshop/storage building.

This wonderful property is located a short walk away from the popular Longfleet Primary School, Poole High School, the railway station and Tesco Express, with the centre of Poole only a short drive away.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 74      | 83        |
| EU Directive 2002/91/EC                     |         |           |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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