



8 Dunstans Lane, Poole BH15 3NQ

A four bedroom detached house set on a third of an acre plot of land, with development potential, located in a quiet cul-de-sac with easy access to Poole and the surrounding area. The house has modern windows and doors but does now require updating allowing a purchaser to put their own 'stamp' on the property.

EPC: D Council Tax Band: D Price: £415,000 Freehold

 **4**
 **1**
 **1**





Key Features

- DETACHED FAMILY HOME REQUIRING SOME MODERNISATION
- APPROX. THIRD OF AN ACRE PLOT
- OPPORTUNITY FOR RE-DEVELOPMENT (STPP)
- SCOPE TO EXTEND & IMPROVE (STPP)
- SUNNY REAR GARDEN EXTENDING TO WOODLAND
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- NO FORWARD CHAIN

The Property

Situated in a quiet yet convenient location with easy access to Poole lies this four bedroom detached home set on approximately a third of an acre plot with potential to extend or re-develop subject to the usual consents.

Upon entering there is a spacious entrance hallway and doors then lead off to the principal rooms with a good size lounge to the front with a bay window and feature fireplace. Located opposite the hallway is the kitchen/breakfast room which leads to a sun room/conservatory, a rear

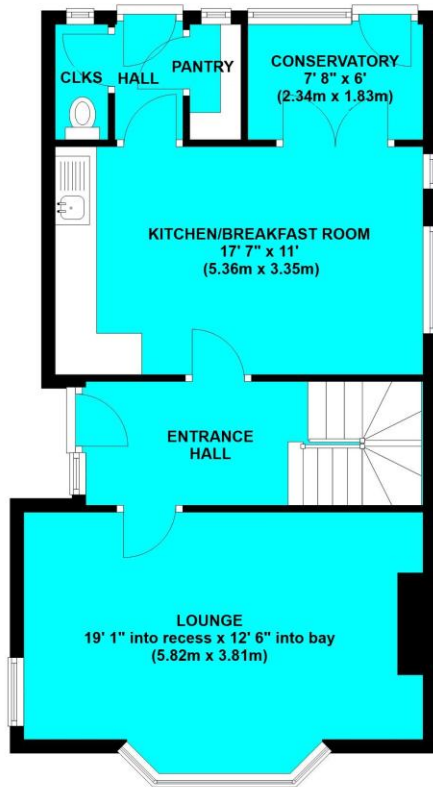
lobby with a ground floor cloakroom and a larder/storage cupboard.

A half turn staircase leads to the first floor with four double bedrooms and a family bathroom completes the accommodation.

There is a front garden area with a driveway to the side which leads to a sunny aspect rear garden extending to the majority of the plot which is in a more wooded natural state.

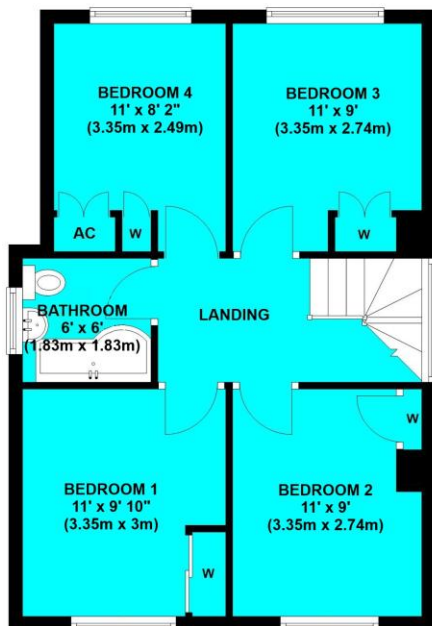
Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



Total area: approx. 105.8 sq. metres (1138.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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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