



## 3 Vale Road, Alexandra Park, Poole BH14 9AT

A wonderful four-bedroom detached character family home conveniently situated within the popular Alexandra Park area and located within the Courthill and Baden Powell school catchments.

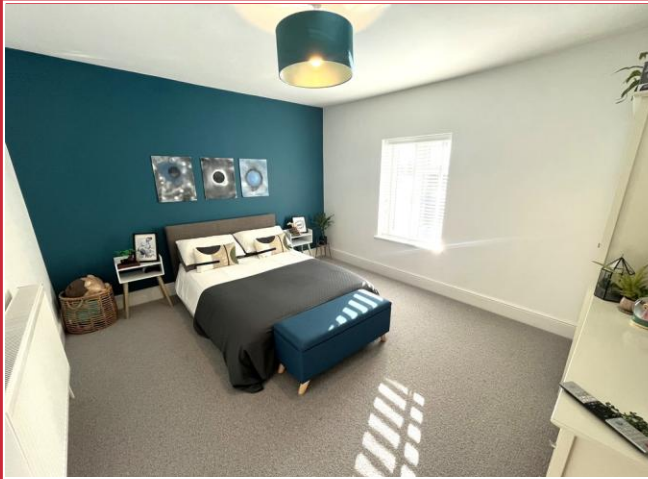
**EPC:** TBC **Council Tax Band:** D **Price:** £550,000 Freehold











## Key Features

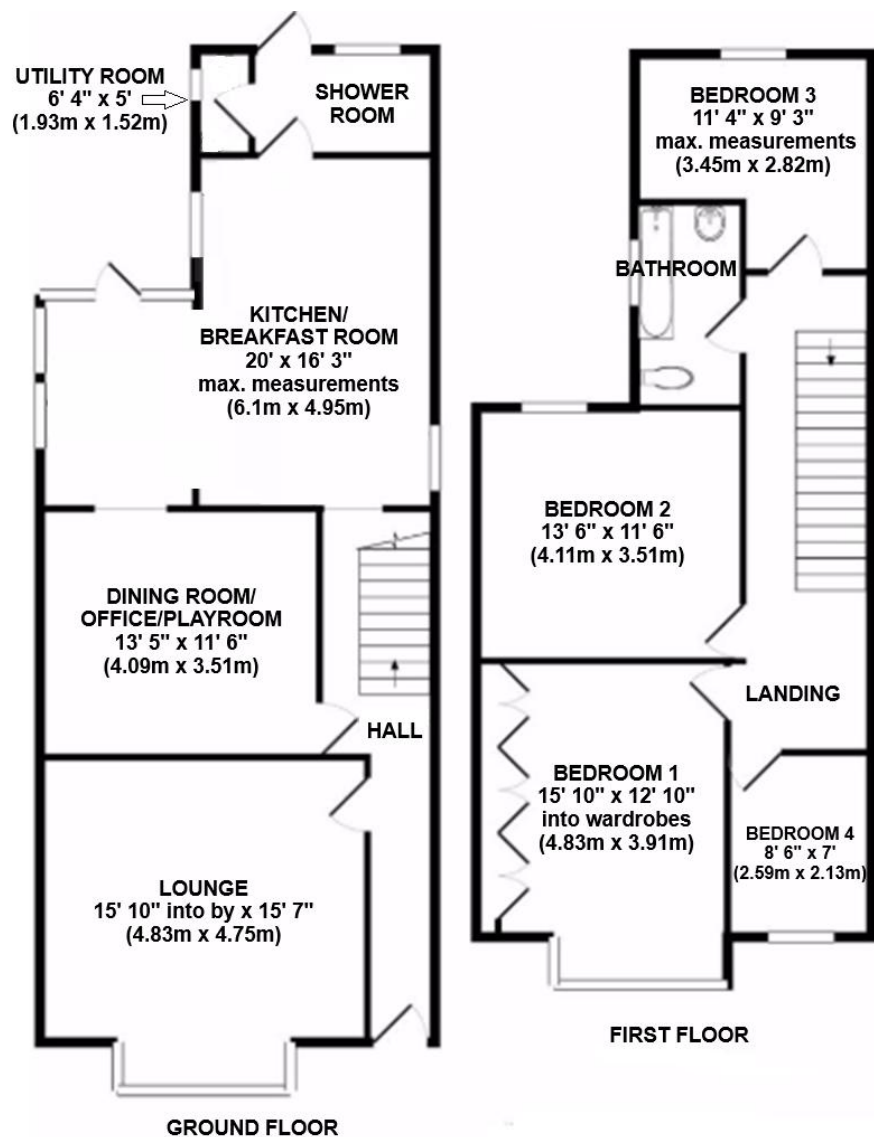
- ENTRANCE HALLWAY WITH VICTORIAN STYLE TILED FLOOR
- COSY FRONT LOUNGE WITH LARGE BAY WINDOW & FEATURE CORNICE
- SEPARATE DINING ROOM/OFFICE/PLAYROOM
- WONDERFUL SPACIOUS OPEN KITCHEN/DINING ROOM
- UTILITY & GROUND FLOOR SHOWER ROOM
- FOUR BEDROOMS (MASTER TO BE REFURBISHED)
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING & SOUTHERLY FACING GARDEN
- COURTHILL & BADEN POWELL SCHOOL CATCHMENTS

## The Property

Upon entering you are greeted by a fabulous entrance hallway with a Victorian style patterned tiled floor, picture rails and ornate ceiling roses. A stripped wooden door then leads off to the elegant roomy front lounge with a large bay window, high ceiling, feature cornice enhancing the overall style and ceiling rose. There is a generous size separate dining room located behind with wooden glazed French style doors and this could be used as an office, playroom, study or ground floor double bedroom. The stylish open plan kitchen dining room is a particular feature with ample white gloss fronted storage units, solid wooden floor, seating area and the dining area offers an abundance of natural light. To the rear there is a utility room leading out on to the garden and there is a shower room with a white three-piece suite. Upstairs, the master bedroom is located to the front and we have been informed that the sellers will be taking away the existing wardrobe, plastering,

decorating and replacing the carpet. There are three further bedrooms to include two more doubles and a single and a modern contemporary family bathroom. The outside front has a blocked paved pathway providing off road parking and there is access down the side leading into the rear garden. Initially there is a patio/seating area with a pergola and then steps lead up to the remainder of the garden, which enjoys a sunny southerly aspect and is laid out with artificial grass and there is a child's play area located in the corner.

The house is located within the popular Alexandra Park area of Lower Parkstone and it is set within the favoured Courthill and Baden Powell school catchments. Local amenities and excellent bus services are close by and Ashley Cross with its fashionable bars, bistros, restaurants, cafes and main line London railway station is only a short drive away.



SPACE FOR EPC GRAPH

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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