



# 34 Heathfield Avenue

Wallisdown, Poole, BH12 5DJ

**Guide price £475,000**

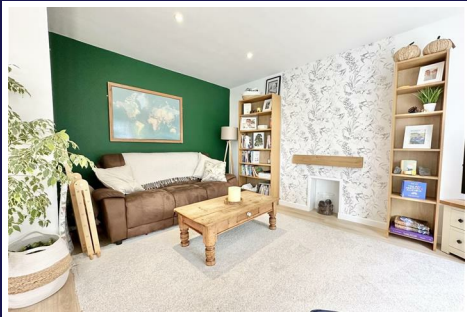




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Tucked away on a generous corner plot with views over the Talbot Heath/Alder Hills area is this beautifully presented four/five bedroom detached family home. It has been lovingly cared for within the same family over the past 50 years. Recently, it has been modernised to create a wonderfully light, open-plan space with doors leading to a mature, private rear garden with a south-easterly aspect.

Upon entering the property, you are greeted with a modern entrance hall. From here, doors lead to the ground floor rooms, cloakroom and stairs to the first floor. There is a useful under stairs storage cupboard that houses the washing machine and tumble dryer.

Bedroom five, or separate living room, is also located at the front of the property.

To the rear of the property is the centrepiece of this family home: the open plan lounge/kitchen/diner. Impressive white quartz worktops and sliding doors, leading to a newly laid porcelain patio, welcome you to this social area. The kitchen benefits from an island workspace, a ceramic inset sink and drainer. There are a number of wall and base units with an integrated double oven, ceramic hob and extractor along with a fridge/freezer. The combi-boiler, installed in 2022, can also be found in the kitchen. The kitchen then flows round to a children's playroom where the afternoon light floods into the property. Opposite the kitchen lies ample living space for a dining area and lounge.

Benefiting from newly laid carpets, double-glazed windows and radiators, the first floor provides access to all bedrooms, the family bathroom, separate WC and a substantial loft space. The landing also houses large storage cupboards.

There are four double bedrooms with three of the rooms benefiting from in-built wardrobes, with another room providing access to eaves storage. The bathroom has been

finished to a high standard with a bath and glass shower screen, wash hand basin with built-in vanity unit and heated towel rail.

Externally, the property boasts a large private corner plot garden, capturing the sun from dawn to dusk. The porcelain patio looks out over shrub borders, raised flower beds, and laid lawn, along with tree-line views. The garden also provides access to the garage and to the front of the property via a side gate. There is a stone and block paved driveway providing ample off-road parking for several vehicles.

The property is well-located within a quiet road in the residential area of Wallisdown, BH12. Local shopping facilities and supermarkets are within close proximity with bus routes servicing Bournemouth & Poole. Talbot Heath nature reserve is close by offering walks across into Bournemouth, and Knighton Heath golf course provides walks through to the heath. Popular Bournemouth beaches are a ten minute drive away. The property lies within the catchment of sought after primary and secondary schools.

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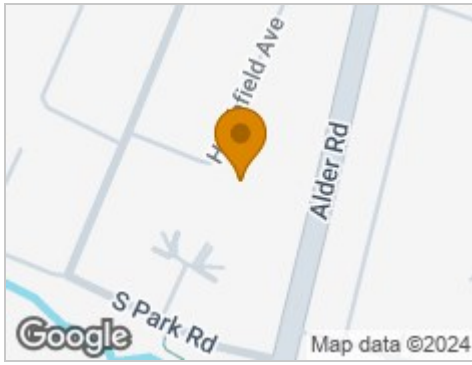
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## Road Map



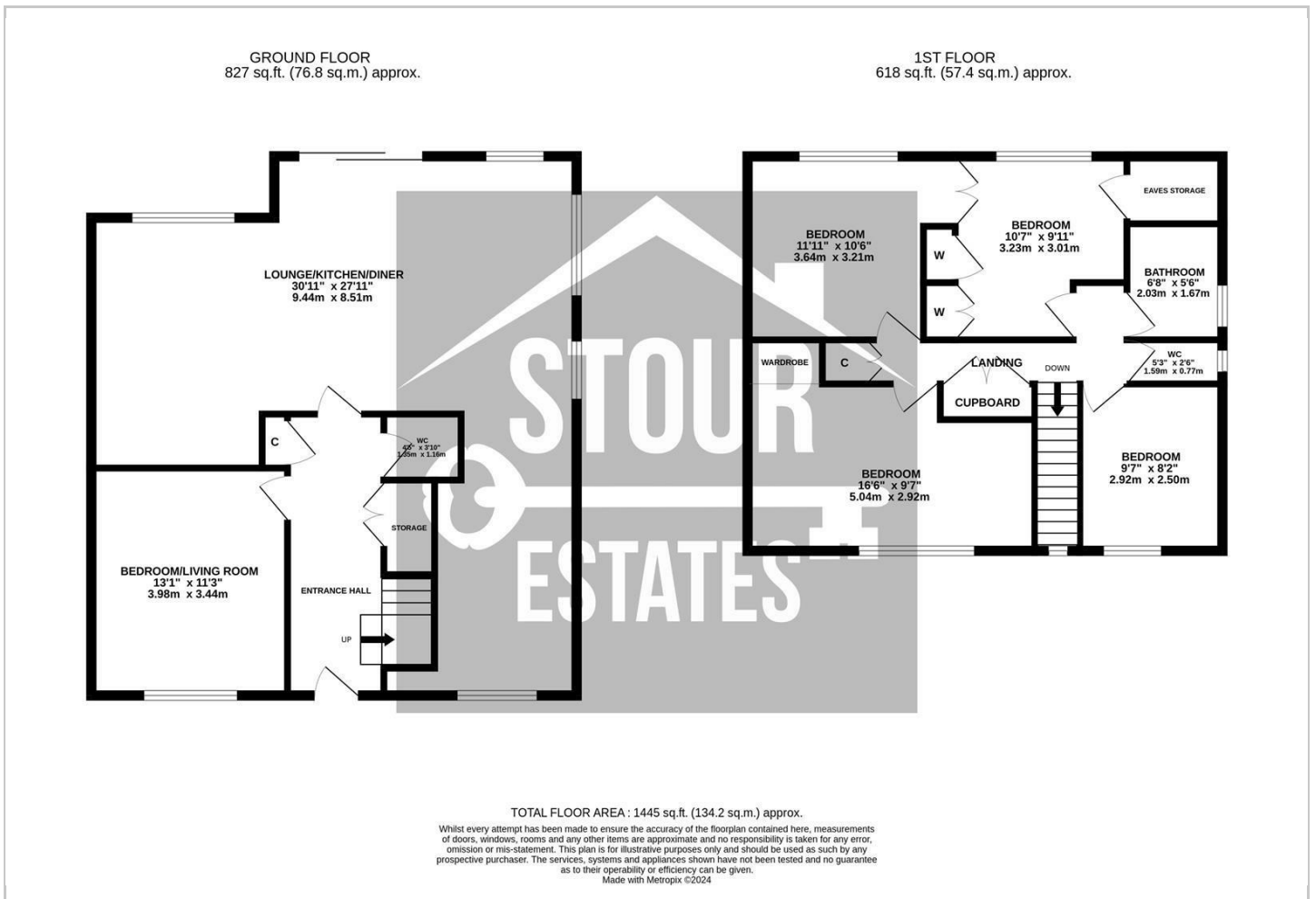
## Hybrid Map



## Terrain Map



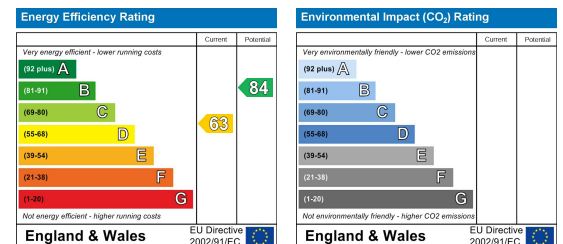
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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