





Property Description

This three-bedroom detached bungalow in Poole on Langdon Road features a master bedroom with a walk-in dressing room and en-suite shower room, a double bedroom with TV aerial point and built-in wardrobe, a single bedroom, and a modern bathroom with a bath/shower.

The open-plan kitchen-diner-lounge has sliding doors to an elevated balcony with views towards the Purbecks, leading to a private rear garden.

The kitchen is equipped with high-gloss wall and base units and integrated appliances. The property offers off-road parking and a south facing garden.

Additionally, there's a storage space in the garden, suitable for a home office or gym, with extra storage beyond for garden sundries and an option to extend to the rear if desired, plan available on request.

Approach

Shingle to the front providing off road parking for two cars. Front door opens into the;

Entrance Hall

Doors to all rooms. Karndean lime washed oak floor throughout. Radiator.

Kitchen / Sitting /Dining Room

Kitchen area - 10.13 x 9.7

Double glazed window to the rear aspect. Kitchen fitted with a range of matching grey high gloss wall and base units with wood effect laminate worktops over. Inset 1 1/2 bowl sink and drainer unit. Integrated appliances, including Bosch electric oven, induction hob with stainless steel extractor hood above. Montpellier dishwasher and fridge freezer. Indesit washing machine.

Sitting / Dining Area - 17.3 x 13.9 max

Karndean lime washed oak floor throughout. Sliding UPVC doors offering access to the elevated balcony with roof top views. Timber steps lead down to the private rear garden.

Bedroom One

14' 3" x 10' 7" (4.34m x 3.23m)

Double glazed window to the side. Radiator . TV Point. Door through to the;

Dressing Area / En-Suite

Double glazed window to the side aspect. Airing cupboard housing Glow Worm Boiler.

Obscure glazed window to the side. Modern suite comprising a walk in shower enclosure, low level WC and wall hung vanity sink. Chrome heated towel rail. Tiled floor.

Bedroom Two

11' 8" x 10' (3.56m x 3.05m)

Double glazed window to the front aspect. Built in wardrobe. TV Point. Radiator.

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)

Double glazed window to the side. Radiator.

Family Bathroom

Obscure glazed window to the side. Modern suite comprising panel enclosed bath, with shower over. Wall hung hand wash basin with vanity unit. Chrome heated towel rail. Tiled bath.

Outside

Fully enclosed south facing rear garden with access to a basement room, with power and light, which has potential for conversion to a home gym or office.

Location

Poole, located in Dorset, England, is known for its picturesque harbour, historic sites, and natural beauty. The town offers a mix of coastal living and urban amenities. Residents enjoy waterside activities, cultural events, and proximity to the Jurassic Coast. Close to local amenities, schools and public transport links.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01202 861 677
E ferndown@connells.co.uk

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 FERNDOWN BH22 9HT

EPC Rating: Exempt
 Council Tax Band: C

Tenure: Freehold

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