

4 Sopers Lane  
Poole BH17 7ES

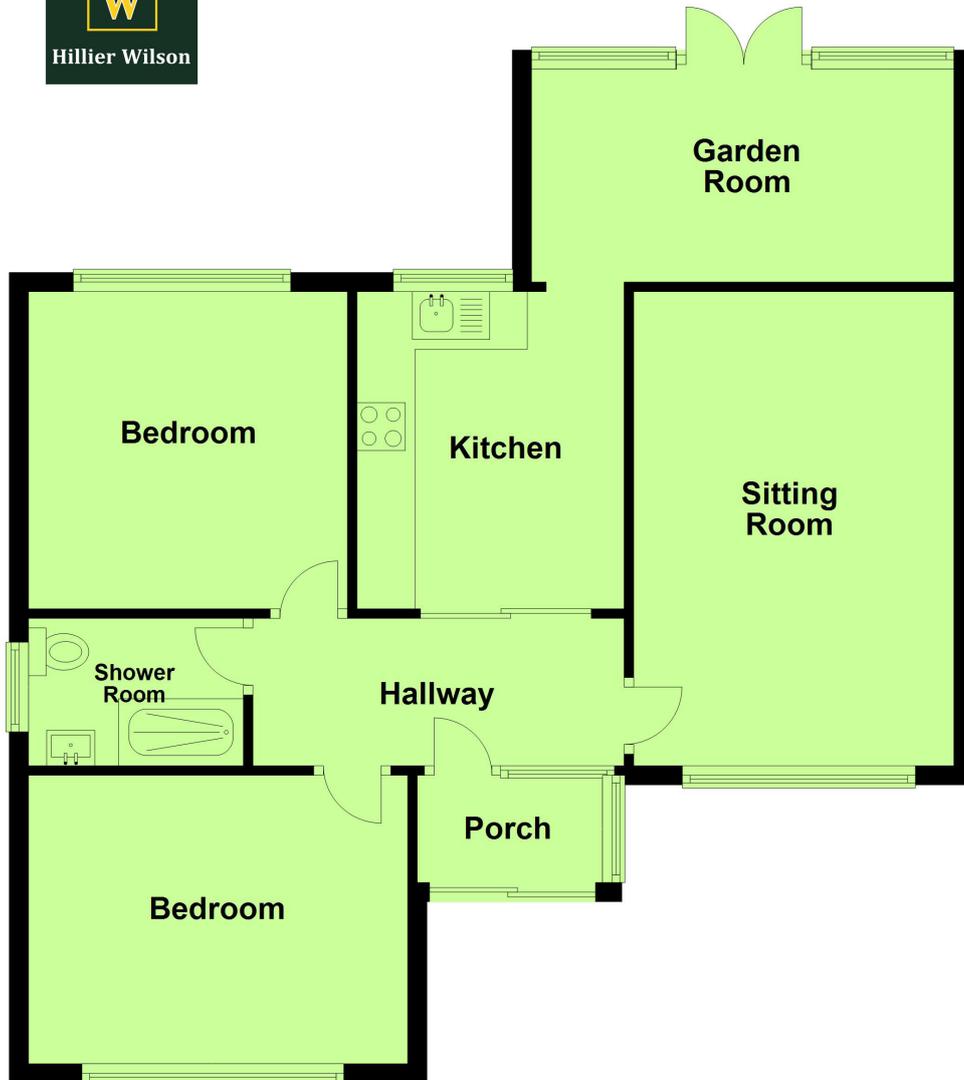
Price Guide **£395,000** Freehold



A FULLY REFURBISHED TWO BEDROOM  
DETACHED BUNGALOW BOASTING A  
LARGE REAR GARDEN AND SET IN A  
POPULAR RESIDENTIAL LOCATION  
GIVING EASY ACCESS TO BOTH POOLE  
TOWN CENTRE AND BROADSTONE.  
VENDOR SUITED.



### Ground Floor



Total area: approx. 72.5 sq. metres (780.0 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 or 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.

- \* ENTRANCE PORCH**
- \* ENTRANCE HALLWAY**
- \* SITTING ROOM 15'6" x 10'8" (4.75m x 3.29m)**

  - \* KITCHEN 10'9" x 9' (3.32m x 2.74m)**
- \* GARDEN ROOM 14'3" x 6'7" (4.25m x 2.04m)**
- \* BEDROOM ONE 10'9" x 10'8" (3.32m x 3.29m)**
- \* BEDROOM TWO 12'9" x 9'9" (3.93m x 3.01m)**

  - \* SHOWER ROOM 7'2" x 5' (2.19m x 1.5m)**
- \* SINGLE GARAGE**
- \* DRIVEWAY PROVIDING OFF ROAD PARKING**
- \* FRONT GARDEN LAID TO LAWN**
- \* LARGE REAR GARDEN**
- \* ADDITIONAL WORKSHOP AND STORAGE SHED**
- \* GAS FIRED CENTRAL HEATING WITH RADIATORS**

  - \* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

Entrance porch with front door leading to the hallway where there is access to the loft space. The spacious sitting room has a radiator and window to the front aspect. The kitchen is newly fitted with a range of wall mounted and base storage cupboards and drawers, single bowl sink unit with mixer tap, integrated washing machine and double oven, four ring burner induction hob with extractor fan above, space for upright fridge/freezer and window overlooking the rear garden. There is a garden room adjacent to the kitchen with windows and door to the rear garden.

Bedroom one has a radiator and window to the rear aspect. Bedroom two also has a radiator and window to the front aspect. The shower room comprises a white suite with walk in tiled shower cubicle, sink with mixer tap and vanity unit beneath, low level flush WC, obscured glazed window to the side aspect, wall mounted heated towel rail and feature spotlighting.

To the front of the property there is a lawned area with flower border and driveway providing off road parking in turn leading to the single garage to the rear of the property. The large rear garden is mainly laid to lawn with patio area. There is also a workshop and storage shed.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the third exit along Waterloo Road. At the traffic lights turn right into Sopers Lane.

**COUNCIL TAX:** Band C BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1854**