



















Lovely home

- Extended and significantly improved
- Bay fronted lounge
- Modern kitchen with integrated appliances
- A heated conservatory
- · Three bedrooms
- · Converted loft room
- Fabulous garden to the rear
- Attached store shed to the side of the house









Conservatory
2 comm x 2.20m
8 10 1 x 179

Store
2 4.4m x 3.45m
132 x 499

Bedroom 3
4.51m x 2.50m
132 x 499

Bedroom 3
4.51m x 2.50m
132 x 179

Bedroom 3
4.51m x 3.50m
132 x 179

First Floor
Approx 25 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

This lovely home has been extended and significantly improved with the addition of a conservatory and an impressive loft conversion that provides a third double bedroom. The living accommodation comprises; bay fronted lounge, modern kitchen with integrated appliances, and a conservatory, landing leading to two double bedrooms and bathroom plus the converted loft bedroom. There is a fabulous garden to the rear with a large, raised pond with glazed viewing panel to the side. There is an attached store shed to the side of the house and provision for a driveway, subject to the kerb being lowered.

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

www.pooletownsend.co.uk enquiries@pooletownsend.co.uk