



slades

14 Trinidad Crescent

Alderney, Poole, BH12 3NN

Asking Price £315,000

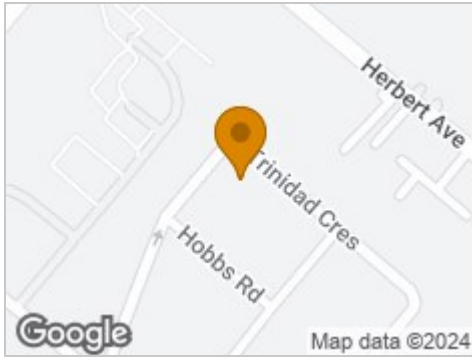


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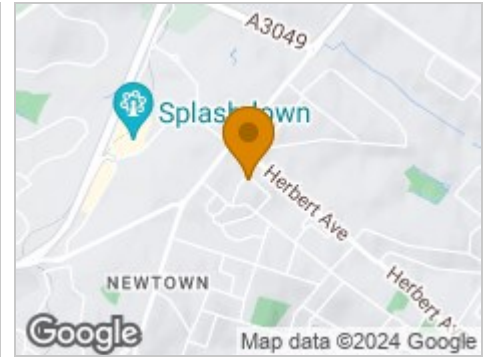
Road Map



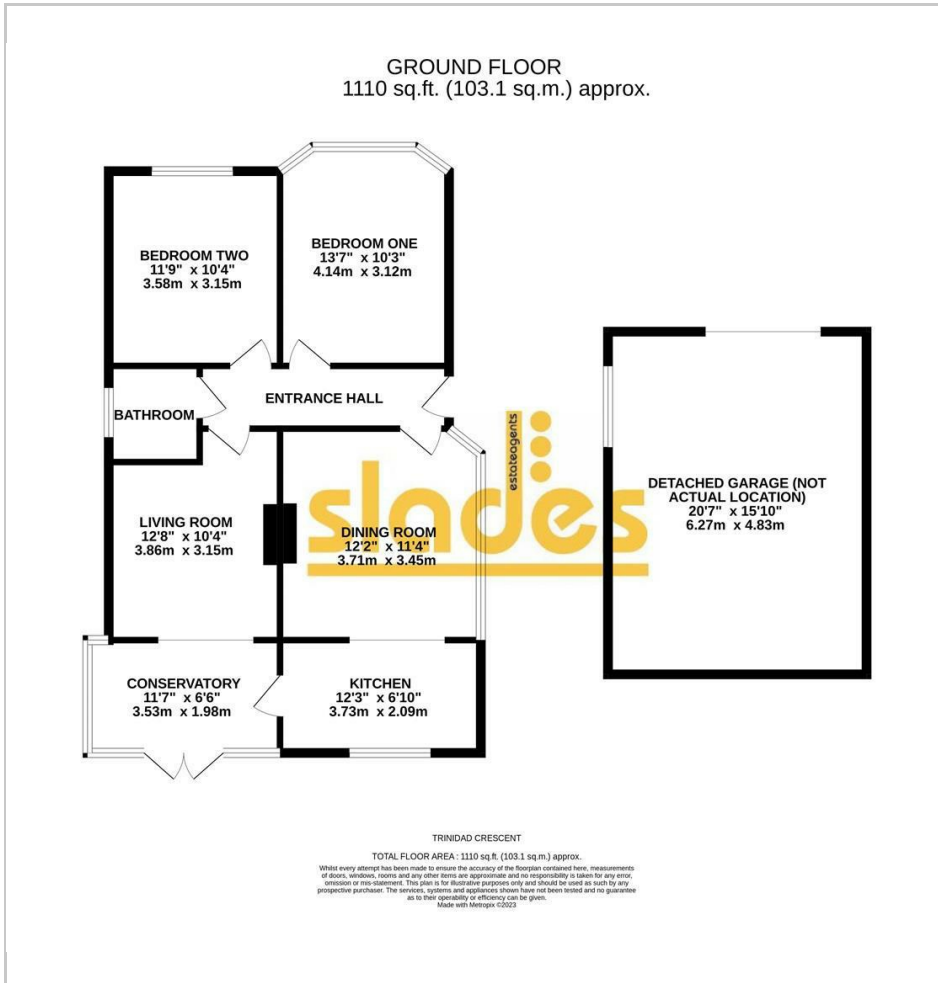
Hybrid Map



Terrain Map



Floor Plan



- NO FORWARD CHAIN
- SPACIOUS BUNGALOW
- 21FT GARAGE/ WORKSHOP
- 2 LARGE DOUBLE BEDROOMS
- LUXURY BATHROOM
- LARGE OPEN PLAN KITCHEN/ DINER
- CONSERVATORY
- LIVING ROOM
- GOOD SIZED PRIVATE GARDEN
- AMPLE OFF ROAD PARKING

Viewing

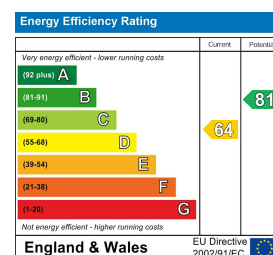
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



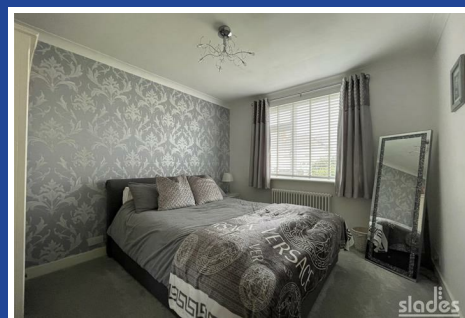
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Energy Efficiency Graph



A rare opportunity to purchase a spacious, (mostly modernised), 2 double bedroom detached bungalow sitting upon a good sized private plot together with a large detached GARAGE/ WORKSHOP (with potential, STPP, to convert to into residential) NO FORWARD CHAIN



The accommodation with approximate room sizes comprises of a part glazed composite front door with canopy over leading to the ENTRANCE HALL with coved ceiling and inset LED spotlights, access to loft space. Modern decorative wall panelling and feature radiator. 'Smart' wall thermostat for central heating control. Doors to

LIVING ROOM

12'8 x 10'4 (3.86m x 3.15m)

with coved ceiling and central pendant light, convection radiator with thermostatic valve and open archway through to

FULLY GLAZED CONSERVATORY

11'7 x 6'6 (3.53m x 1.98m)

with floor to ceiling glazing and uPVC casement doors leading on to the rear deck and garden beyond.

KITCHEN

12'3 x 6'10

with textured ceiling, light fitting and uPVC 'tilt and turn' window overlooking the rear garden. Extensive range of matching wall and base level solid wood doored cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer 1 ¼ bowl sink with mixer tap over. Space for freestanding cooker with decorative extractor hood, space and plumbing for automatic washing machine and integrated full height fridge freezer and full height larder style cupboard also housing the recently installed 'Worcester' gas central heating boiler. Open plan to

DINING AREA

12'2 x 11'4 (3.71m x 3.45m)

with textured ceiling and central pendant light, convection radiator with thermostatic valve, decorative fireplace and useful storage cupboard.

BEDROOM ONE

13'7 x 10'3 (4.14m x 3.12m)

with coved ceiling and central pendant light, uPVC double glazed bay window to the front elevation and modern radiator.

BEDROOM TWO

11'9 x 10'4 (3.58m x 3.15m)

with coved ceiling and central pendant light, uPVC double glazed window to the front elevation and modern radiator.

BATHROOM

having inset LED spotlights, extractor unit and part tiled walls. Recently installed white suite comprising of a panel enclosed bath with chrome mixer taps and wall mounted thermostatically controlled dual head shower arrangement together with glazed shower screen over. Close couple WC with dual flush and modern vanity style sink with chrome taps and a useful storage cupboard beneath. Frosted glazed uPVC window to the side elevation and tall modern radiator.

OUTSIDE

The front garden is enclosed behind a low level brick elevation boundary wall and is predominately laid to lawn with inset shrubs and borders. A hardstanding driveway leads alongside the property through a pair of screen gates to the rear. The rear of the property

there is a large GARAGE/ WORKSHOP (potential for annex) There is also a good sized patio and deck area immediately abutting the read of the property whilst the remainder of the garden is predominately laid to lawn and fully enclosed by panel fencing and enjoys a Southerly aspect.

Tenure we understand the property is freehold.

GARAGE/ WORKSHOP (potential for annex stpp)

20'7 x15'10 (6.27m x4.83m)

with a double width 'up and over' garage door, windows and trades door to the side and power and light is provided.

