

EU Directive 2002/91/EC		England, Scotland & Wales	
Current	48	(1-20)	G
		(21-38)	F
		(39-54)	E
		(55-68)	D
		(69-80)	C
		(81-91)	B
		(92-100)	A
Potential	85	Very energy efficient - lower running costs	
Energy Efficiency Rating		Not energy efficient - higher running costs	



MODERN HOUSE Layton Road, Poole,



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ACCOMMODATION

INTERNAL PORCH - Accessed via a UPVC double glazed front door into porch which has glass panel windows and a white panelled door into hallway.

ENTRANCE HALLWAY

The light and spacious hallway with high ceilings welcomes you into the property, Karndean wooden flooring throughout, there is a UPVC double glazed window to the side aspect with white plantation shutter blinds and wood panel shelf unit under. Covered radiator. Doors to lounge and cloakroom, archway leading to Kitchen/Diner and carpeted stairs up to first floor landing,

CLOAKROOM - Karndean flooring and white modern suite comprising low level WC with concealed cistern, wash hand basin with chrome mixer tap and with fitted white storage unit under. Chrome heated towel rail. Inset LED spotlights to ceiling. Part grey tiled walls.

OPEN PLAN KITCHEN DINER - The absolute show stopper of this home, the open plan Kitchen /Diner has been impeccably designed with a bespoke designer Howdens kitchen. Modern white gloss cabinets, drawers and units with white marble worktops over. All integrated appliances as you would expect with a kitchen to this high standard with washing machine, tumble dryer, dish washer, electric oven/grill, full height integrated fridge and full height integrated freezer. Ample space for storage with large pantry cupboards, and a stunning white island with marble worktops over with the 'Lamona' induction hob and recessed extractor fan. There is under unit display led lighting and inset led spotlights to the ceiling. Stainless steel sink with mixer tap and drainer unit. Modern grey vertical radiator UPVC double glazed window overlooking the garden, and UPVC double glazed bi folding patio doors which open all the way up leading out to the large rear garden.

Rear Aspect -

The rear garden is southerly facing which is a real sun trap and has a large patio area, outside security light, and storage. The remainder of the garden is laid to lawn, and surrounded by wood panel fencing. Storage shed. Gated access to side leading to front aspect.

LOUNGE -

Front Aspect Large cosy lounge, carpeted, with high ceilings, coving, and has large bay windows to the front with white plantation shutter blinds, There is a feature fireplace with wood log burner and marble surround, fitted shelving either side.

STAIRS / LANDING Carpeted landing with bannister, doors leading off to all rooms. Loft access - pull down ladder to loft which has high ceiling. **MASTER BEDROOM** - Beautiful large, light and spacious master bedroom which has large UPVC double glazed bay windows allowing plenty of natural light through with white plantation shutter blinds. Fully carpeted. Radiator. High ceilings with coving.

BEDROOM 2 - Large and spacious second bedroom which is currently being used as the Nursery, fully carpeted, high ceilings with coving, single UPVC double glazed window with white plantation shutters overlooking the rear aspect. Radiator.

BEDROOM 3 - Another large and spacious sized bedroom which would easily fit a double bed, currently used as an office. Fully carpeted, single UPVC double glazed window with white plantation shutters overlooking the rear aspect, high ceilings with coving. Radiator.

FAMILY BATHROOM

Grey laminated flooring and fully tiled walls. The bathroom benefits from having modern three piece bathroom suite comprising white panel bath with chrome mixer tap and power shower over, wash hand basin with mixer tap and built in white gloss vanity unit under. Low level wc with concealed cistern. Heated chrome towel rail. Inset LED spotlights to ceiling and a single frosted UPVC double glazed window to front aspect.

OUTSIDE FRONT OUTSIDE REAR

Brick paved driveway with fencing to the sides. Ample space for parking for 2-3 cars.



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

Guide Price £425,000

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