WILSON THOMAS
ESTATE AGENTS







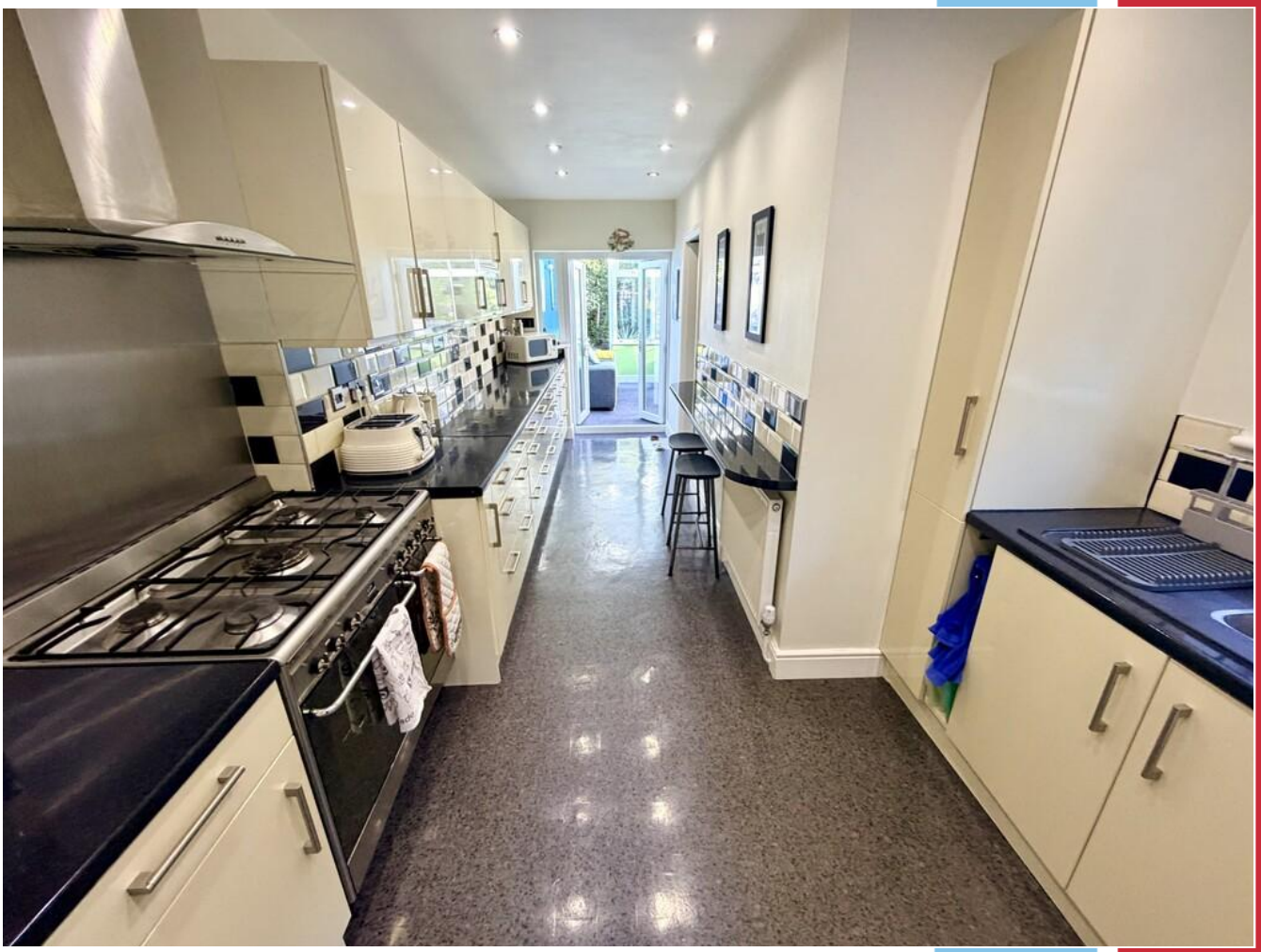
61 North Road, Poole BH14 0LT

A beautifully presented charming, character three double bedroom semi-detached family home offering generous size living accommodation and also situated close to the favoured schools and a short walk to Ashley Cross and Poole Park.

EPC: TBC **Council Tax Band:** C **Price:** £495,000 Freehold

3 1 2













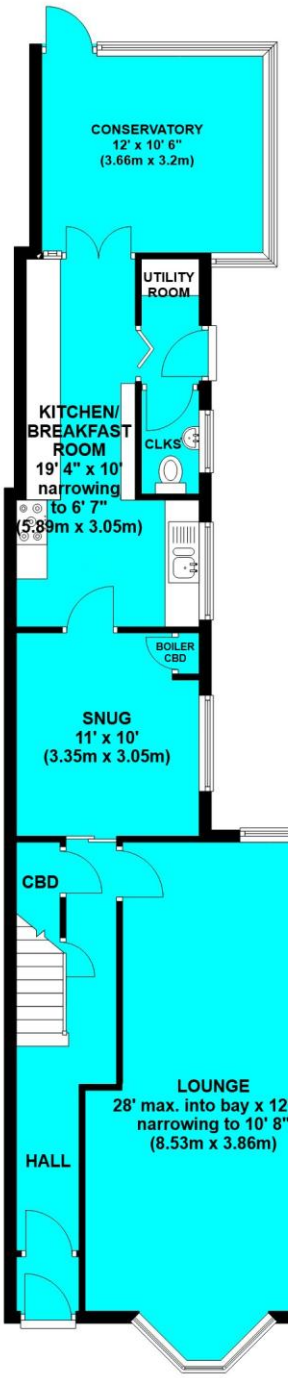
Key Features

- EXTENDED CHARMING CHARACTER SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY WITH WOODEN FLOOR
- 28’ APPROX. LOUNGE WITH FEATURE BAY WINDOW
- SPACIOUS STYLISH MODERN FITTED KITCHEN
- ADDITIONAL RECEPTION ROOM/OFFICE/SNUG/BREAKFAST ROM
- CONSERVATORY
- FAMILY BATHROOM
- MATURE REAR GARDEN & OFF-ROAD PARKING
- EXCELLENT LOCATION CLOSE TO AMENITIES/BUS SERVICES. ASHLEY CROSS & POOLE PARK

The Property

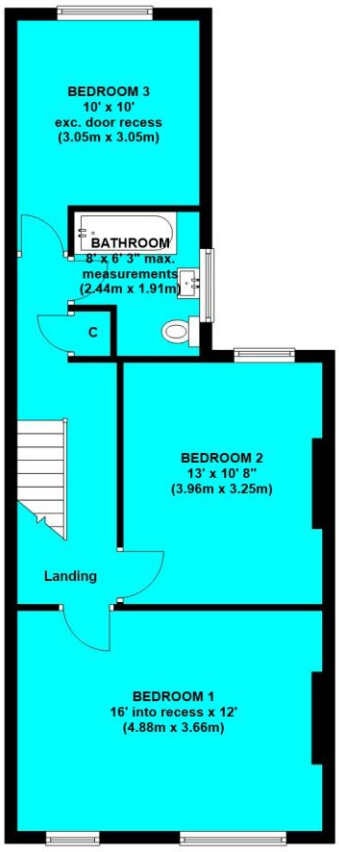
The entrance hallway sets the tone for this superb property with wooden floor, picture rails and stairs to the first floor, and a door leads through to the lounge. A wonderful dual aspect room offering a cosy feel and provides great space with feature bay window, plantation shutters and window seat. Focal point coal effect fire, ornate ceiling rose, picture and dado rails are just some of the lovely features. An additional reception room has multiple uses such as snug, office or breakfast room with a continuation of the wooden flooring and this leads through to the kitchen. The kitchen offers ample cream-fronted gloss soft closing units with drawers complemented by contrasting dark worksurfaces. There is a breakfast bar peninsular to one side, a door leading through to the utility and ground floor cloakroom side. There is a pleasant outlook and natural light towards the with the kitchen leading through to the adjoining conservatory through French style doors. This is a fabulous addition with pitched glass roof constructed with a brick-built base, there is also a UPVC door leading out onto the rear garden. Upstairs there is a split-level landing with the main bedroom located to the front, two windows let in an abundance of natural light, ample space for fitted or free-standing furniture and a fireplace. Two further double bedrooms, one to the rear overlooking the garden and a stylish modern fitted bathroom complete the impressive accommodation. Outside a tiled pathway leads to the front door, there is a hard standing area providing off road parking. A wooden gate gives access down the side of the property into the rear garden. There is plenty of space down the side to create additional storage leading into the garden which has a patio area and sections laid to lawn. A storage shed/large workshop to the rear (power), and we feel the mature rear garden offers a certain degree of privacy and seclusion.

Ground Floor
Approx. 78.4 sq. metres (843.6 sq. feet)



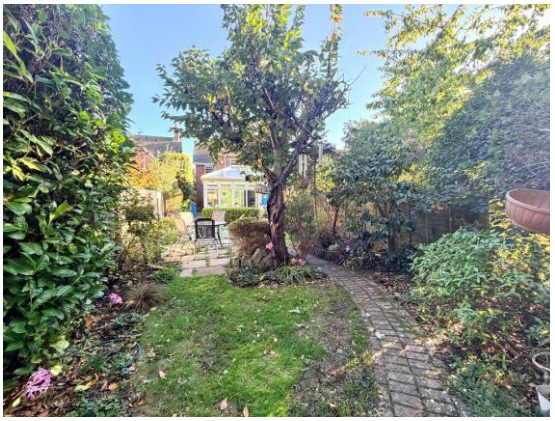
WILSON THOMAS
ESTATE AGENTS

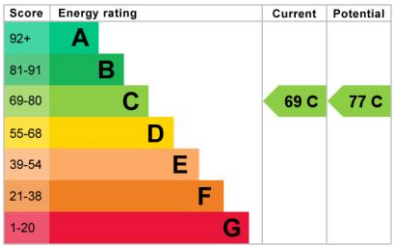
First Floor
Approx. 55.1 sq. metres (593.0 sq. feet)











Total area: approx. 133.5 sq. metres (1436.6 sq. feet)

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 and 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 effenciency can be given
Plan produced using PlanUp.

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk

rightmove
OnTheMarket

WILSON THOMAS
ESTATE AGENTS