



79 Rossmore Road, Poole BH12 3NQ

* No Forward Chain* Conveniently situated close to local schools and amenities lies this generous size, light, bright and airy two double bedroom detached bungalow. A particular feature of this property is the extensive mature rear garden that has a timber constructed modern home/garden office at the rear.

EPC: 65 Council Tax Band: C Price: £339,950 Freehold

 **2**  **1**  **2**





Key Features

- LIGHT, BRIGHT & AIRY DETACHED BUNGALOW
- ENTRANCE VESTIBULE
- FRONT LOUNGE WITH STRIPPED WOODEN FLOORBOARDS
- GENEROUS SIZE KITCHEN
- IMPRESSIVE SUN CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM WITH WHITE SUITE
- OFF ROAD PARKING
- GREAT SIZE FANTASTIC REAR GARDEN WITH HOME OFFICE
- NO FORWARD CHAIN

The Property

A door leads into the entrance vestibule which has stripped wooden floorboards and a storage cupboard. An archway leads through to the lounge which has a large UPVC double glazed window overlooking the front aspect and also stripped wooden floorboards. A further archway then leads through to the inner hallway with a storage cupboard and doors lead off to the master bedroom, bathroom and the kitchen. The kitchen has a pleasant outlook overlooking the patio and beautiful garden, there are ample storage units with drawers, space for appliances, and this leads into the generous sun conservatory. The master bedroom has French doors leading to the sun conservatory, there is ample space for fitted or free-standing bedroom furniture and a single built in wardrobe. Bedroom two has a large UPVC window overlooking the front garden, again there is ample space for fitted or free-standing bedroom furniture. The bathroom is of a generous size and

currently comprises a white three-piece suite. The sun conservatory offers multiple uses with UPVC windows to the side and rear overlooking the garden and French double-glazed doors leading out to the patio. Outside the front provides off road parking and a gate leads down the side of the bungalow where there is ample space for storage or potential car access leading to the rear garden. There is a patio area and from here there is pathway leading down to the far end with two areas laid to lawn either side, a selection of mature plants, fruit trees, shrubbery throughout. The garden is a particular feature in our opinion and offers a degree of privacy and seclusion. To the rear there is quality timber constructed home garden office with double glazed sliding door, power, heating, wood effect laminate flooring and a separate room to the side which could be opened up to create one space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

wt
WILSON THOMAS
ESTATE AGENTS