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**DETACHED BUNGALOW**

**£350,000**



**Julyan Avenue, Poole, Dorset, BH12 5EB**

- \* **Detached Bungalow** \* **80 Sq'M / 861 Sq'Ft** \*
- \* Two Double Bedrooms Plus Attic / Hobbies Room \*
- \* Lounge with Wood Burner \* Modern Bathroom \*
- \* Kitchen Through Utility/Diner \* Driveway Parking \*
- \* Elevated South Facing Garden with Wooded Backdrop \*
- \* **EPC D Rated** \* **Council Tax Band C** \*

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

## **Julyan Avenue, Poole, Dorset, BH12 5EB:**

- Front of Property:** Dropped pavement leads to front garden laid to stone chippings providing off road parking for 3/4 vehicles with 'MyEnergi – Zappi' electric car charge point. Side access pathway to rear garden. Recessed frontage area leads to composite front door which in turn leads into:
- Entrance Porch:** **7' 8 x 6' 1 / 2.34m x 1.85m (approx')**. UPVC double-glazed windows to front aspect and wall light point and coir matting. Door to kitchen utility room with door leading through to:
- Hallway:** An L-shaped room. Coved, papered ceiling, light point and column radiator. Alarm panel and heating controls. Cupboard housing electric meter and consumer unit.
- Lounge Reception Room:** **13' 5 x 10' 9 / 4.08m x 3.28m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Feature cast iron log burner on a black limestone plinth with matching wall panel. Column radiator, TV / media point.
- Kitchen:** **9' 11 x 6' 2 / 3.03m x 1.88m (approx')**. Plain ceiling with recessed down lighting. UPVC double-glazed window to rear aspect overlooking the rear garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with integrated induction hob, glass splash back and cooker hood over. Space for fridge / freezer and cupboard housing gas central heating combination boiler. Wood laminate flooring with step leading down to:
- Utility / Diner:** **9' 4 x 9' 3 / 2.84m x 2.81m (approx')**. Plain ceiling with recessed down lighting. UPVC double-glazed window to rear aspect overlooking the rear garden with UPVC door leading to garden. A range of wall and base mounted units with work surfaces over matching the kitchen units. Space for additional fridge / freezer, space and plumbing for washing machine. Vertical column radiator.
- Bedroom One (Arranged as a Dining Room):** **11' 5 x 10' 5 / 3.48m x 3.18m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed double casement doors leading to rear garden. Column radiator.
- Bedroom Two:** **9' 8 x 9' 5 / 2.94m x 2.86m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Column radiator.
- Bathroom:** **5' 6 x 5' / 1.68m x 1.52m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Panelled bath with fitted shower screen, shower mixer tap and thermostatic shower valve and overhead rose. Vanity unit with inset wash hand basin and mixer tap. Low-level WC, ladder style heated towel rail, fitted mirror and fully tiled walls.
- Irregular staircase leading from hallway to first floor***
- Attic Hobbies Room (Arranged as a Bedroom):** **14' 10 x 9' 11 / 4.42m x 2.31m (approx')**. Having sloping ceiling with fitted Velux window. Ceiling light point, column radiator, fitted air conditioning unit and access to loft eaves. Further eaves storage accessed via top of the staircase.
- Rear Garden:** Terraced rear garden on an elevated position and to a southerly aspect. Areas include a lower lawned area of garden with steps leading up to growing areas with elevated borders, ornamental garden section with pond. A larger patio area adjoining the bungalow features a summerhouse with dual aspect windows, power and light. The garden enjoys a leafy wooded backdrop to the rear giving a good level of privacy with a mixture of walled and fenced boundaries.

80 Square Metres  
861 Square Feet



