



**POOLE  
TOWNSEND**

11 Flass Lane,  
£240,000

3 1 2



Situated in a highly sought-after location close to excellent transport links, local shops, and the railway station, this three-bedroom home offers a fantastic balance of convenience and lifestyle. Set on a generous plot, the property also presents exciting potential to extend or develop, subject to the necessary planning consents, making it ideal for buyers looking to grow into a home over time. Offered to the market with no onward chain, the accommodation is light and welcoming. A bright bay-fronted lounge creates a comfortable living space, with internal doors flowing through to the dining room, which enjoys views and direct access to the rear garden. The kitchen/diner also opens onto the garden, making indoor-outdoor living easy and practical. Upstairs, there are two well-proportioned double bedrooms, a further single bedroom, and a family bathroom. Outside, the property continues to impress, with off-road parking to the front, while the rear garden offers a wonderful outdoor retreat with a generous lawn, patio seating area, and established planting.

### Location

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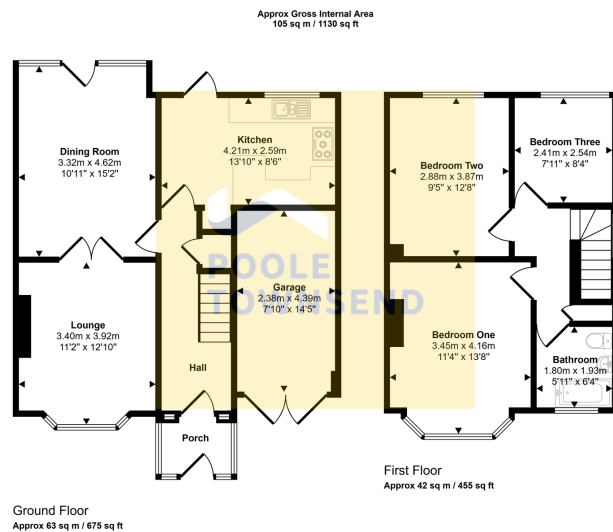
### Description

The property is set back from the road behind an open driveway providing parking for two vehicles and access to the garage, complemented by colourful planted borders and mature hedgerow. Inside, an enclosed porch opens into a welcoming hallway with useful storage, giving access to the dining room and kitchen, while stairs rise to the first floor.

Positioned to the front of the property, the bay-windowed lounge is flooded with natural light and features a gas fire, creating a warm and inviting focal point. Glazed internal doors connect the lounge and dining room, allowing the space to be opened up for entertaining and family life or closed to create a more intimate atmosphere. The dining room enjoys pleasant views over the rear garden, with a glazed door providing direct access outside.

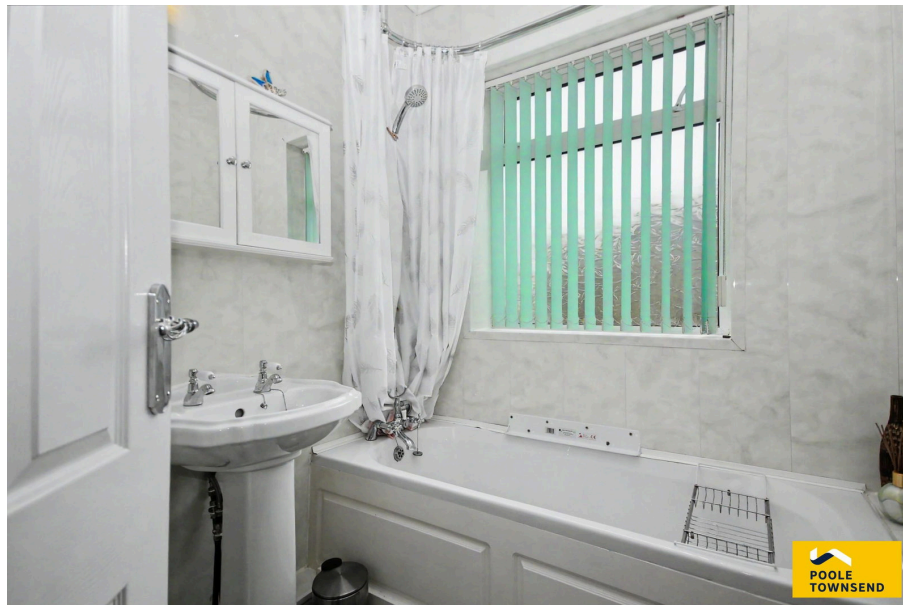
The breakfast kitchen is fitted with a range of storage cupboards and wrap-around work surfaces, with space for a breakfast table and





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Nudge Snaggy 360.

- 3 Bed Semi-Detached
- Close To Local Amenities
- No Onward Chain
- Off-Road Parking
- A Generous Rear Garden
- Provides An Exciting Scope To Extend Or Develop
- A Bright Bay-Fronted Lounge
- Featuring A Kitchen/Diner
- A Family Bathroom
- Occupying A Generous Plot



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