



## 18 Scott Close

Wallisdown, Poole, BH12 5AX

Price Guide £285,000



## Road Map



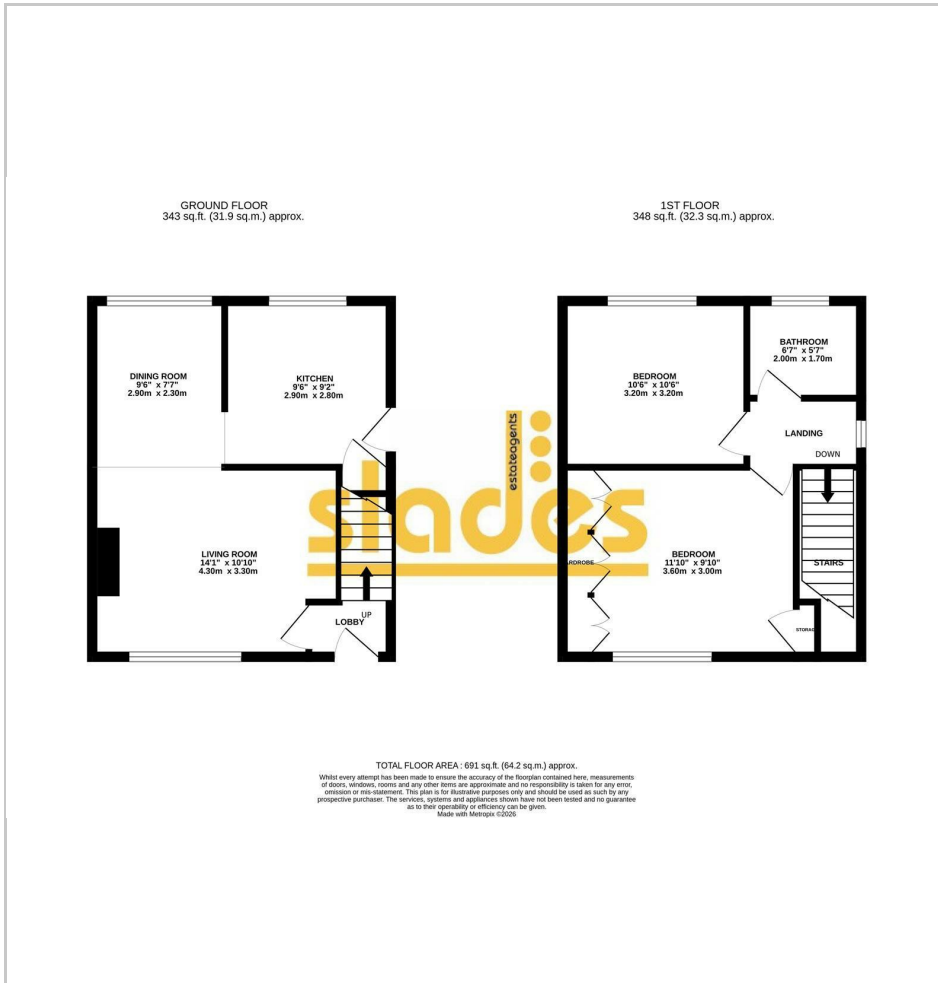
## Hybrid Map



## Terrain Map



## Floor Plan



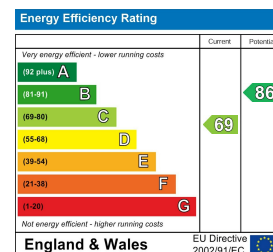
- Well Presented Family Home
- End Terrace with Large Garden
- 2 Good Sized Bedrooms
- Modern Bathroom
- Open Plan Lounge/ Dining Room
- Spacious Kitchen
- uPVC Double Glazing
- Gas Central Heating
- Large Garden Backing onto Openspace
- No Chain

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**A well presented, deceptively spacious 2 bedroom semi detached family home situated within a quiet cul de sac location backing onto open space. No Chain. Viewing Highly Recommended.**



### ENTRANCE

The accommodation with approximate room sizes comprises of a frosted glazed uPVC entrance door leading to the entrance hall with ceiling light, vertical radiator with thermostatic control and a uPVC double-glazed window to the side elevation. Door to

### LOUNGE/DINING ROOM

which features pendant lighting, radiators, uPVC double-glazed windows to both the front and rear elevations and laminate wooden flooring. Doorway leads through to

### KITCHEN

fitted with a modern range of matching high-gloss wall and base-level cabinets with rolled-edge work surfaces, and tiled splashbacks incorporating a 1¼-bowl stainless-steel sink with a chrome mixer tap over. Integrated appliances include a full-height fridge freezer, built-in under-counter Bosch single oven and a four-burner gas hob with a chimney-style extractor hood above. There is space for a slimline dishwasher. Wall-hung Glow-Worm gas central heating boiler is installed, and there is a door leading to a LARDER STYLE CUPBOARD providing useful shelving and a uPVC window to the side elevation. From the kitchen, there is a half-glazed trades door leading to the side of the property, immediately outside there is an UTILITY ROOM, OUTSIDE WC and a STORAGE CUPBOARD.

### FIRST FLOOR LANDING

A staircase from the entrance hall leads to the first-floor landing, which has a ceiling light, smoke alarm, loft access, radiator, and a uPVC double-glazed window to the side elevation. Doors to

### BEDROOM ONE

features spotlights, three double-width built-in wardrobes (floor to ceiling), a convection radiator and a further storage cupboard over the stairwell. uPVC double-glazed window to the front elevation.

### BEDROOM TWO

includes inset spotlights, a convection radiator and a uPVC double-glazed window to the rear elevation.

### BATHROOM

Ceiling light, extractor unit, fully tiled walls, and a ceramic tiled floor. Frosted uPVC double-glazed window to the rear elevation and a modern white suite comprising of a panel-enclosed bath with chrome mixer taps and a thermostatically controlled shower valve over with a glazed shower screen. Close-coupled WC and a vanity-style sink unit with a chrome monobloc tap. Convection radiator.

### OUTSIDE

Outside, the front of the property is enclosed by a low-level brick wall enclosing the lawned front garden and established flower and shrub borders. To the rear right-hand side a pair of timber gates provides access to the OFF ROAD PARKING and the rear of the property, where there are three brick-built storage sheds—one housing the washing machine, an outside toilet and a store room.

The rear garden is a particular feature of the property being end of terrace it is of a generous size and fully enclosed by panel fencing.



