



COY POND ROAD, POOLE, BH12

**£800,000 FREEHOLD**

A stunning three bedroom chalet bungalow set in the heart of Coy Pond. The property is in immaculate condition throughout with modern contemporary accommodation & fittings and surrounded by front and rear gardens designed to offer a high degree of privacy.

Detached chalet bungalow | Three double bedrooms | Three contemporary bathrooms | Two reception rooms | Modern kitchen with utility room | Dressing room & en suite to the master | Front & rear gardens | Summer house | Garage and large driveway

Westbourne | 01202 767633 |

Winkworth



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The property is approached by a gated pathway which leads through the lawned garden to the front door and porch.

Once inside you are presented with bright sociable living space separated into a good size dining rooms which enjoys garden views through bi-fold doors and a cosy lounge area with a large window. The stylish bespoke kitchen is open plan to the dining area and is fitted with a range of base and eye level work units with integrated appliances. Beyond the kitchen is a utility room which has space and plumbing for a washing machine and tumble dryer and a door into the rear garden.

There are two bedrooms downstairs; both are generous double rooms with the added benefit of a contemporary en suite to one room. There is also a family bathroom which is tiled and comprises of a suite to include panelled bath and wash hand basin inset into a vanity unit with a separate wc adjoining.

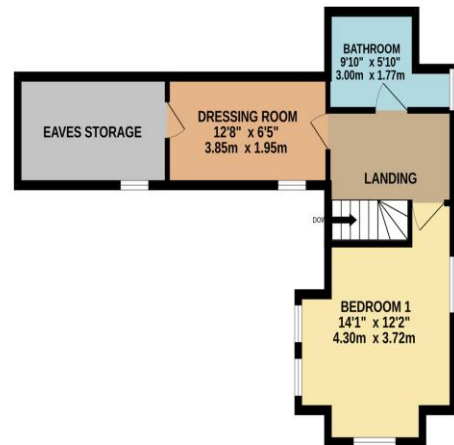
The first floor is arranged as a master suite with large double bedroom boasting feature designs and windows, another contemporary shower room with walk in shower, wc and wash hand basin and a dressing room (some restrictive head height) with loft storage beyond.

The front garden is laid to lawn with an established hedge surround providing a high degree of privacy. The beautifully paved rear garden is perfect for outside dining and again offers superb privacy. Electric gates open to the parking area with space for several vehicles ahead of the garage.

GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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