



**YARMOUTH ROAD, POOLE, BH12**

**£419,950 FREEHOLD**

A deceptively spacious three double bedroom detached bungalow situated within Branksome. The property is beautifully presented throughout with extremely spacious and flexible accommodation. There is a large driveway as well as a double length garage and low maintenance, private rear garden.

Detached Bungalow | Three Double Bedrooms | Spacious & Flexible |  
Beautifully Presented | Low Maintenance Garden | Large Driveway |  
Double Length Garage

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.



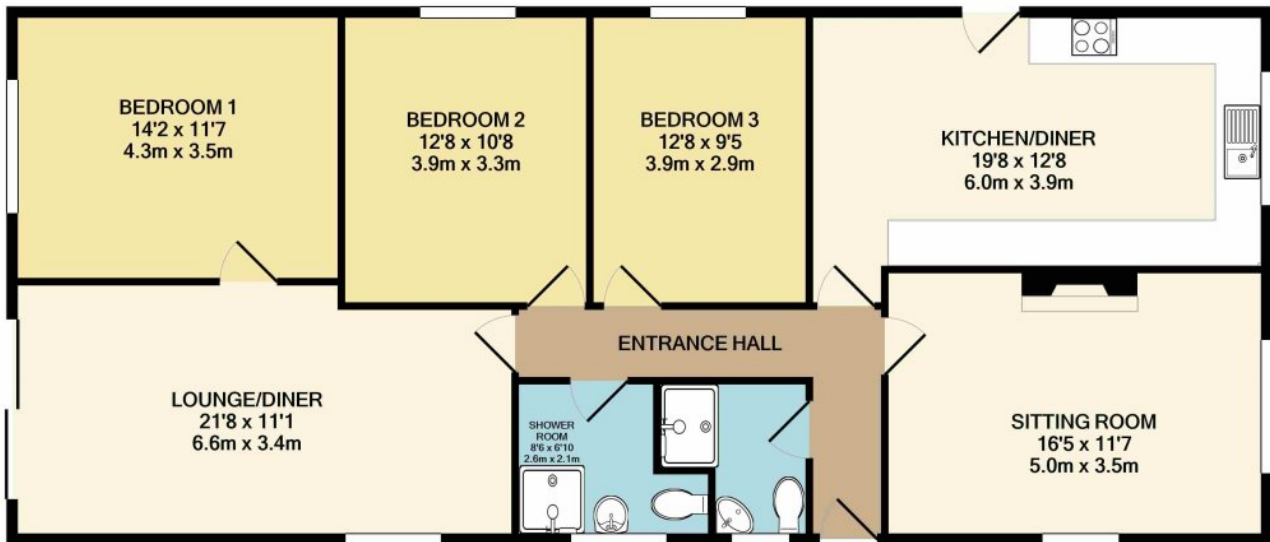
## DESCRIPTION

This exceptionally spacious bungalow is approached via a large block paved driveway suitable for several cars with a secure double gate leading to the side of the property with further parking and the double length garage at the end. The side entrance gives access to the bright hallway with doors to principal rooms.

The sitting room at the front is a bright, dual aspect room with a feature fireplace. Next door is the stunning kitchen diner which has been finished to a high standard with a range of base and eye level work units with integrated appliances including Neff. In addition there is a double glazed door giving access to the side pathway.

The main lounge is exceptionally spacious with a study space as well as a sliding patio door giving access to the sunny, low maintenance rear garden. There are three double bedrooms all with large double glazed windows and space for wardrobes and drawers as required. There are two luxurious shower rooms which are tiled and include contemporary fittings as well as a WC and wash hand basins.

Outside the rear garden is a secluded space and benefits from low maintenance astro turf as well as raised flower beds. There is a summer house and access via a door to the back of the double length garage which would lend itself well as a utility space.



TOTAL APPROX. FLOOR AREA 1226 SQ.FT. (113.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** D

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP Council

## AT A GLANCE

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- Three Double Bedrooms
- Spacious & Flexible
- Beautifully Presented
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