



RUNTON ROAD, POOLE, BH12

£475,000 FREEHOLD

A stunning three bedroom detached house located within the heart of Branksome close to local shops and schools. The property has been extended and modernised throughout to a high standard and occupies a quiet position. No forward chain.

Detached Extended Family Home | Large Lounge/Diner |
Modern Kitchen | Three Bedrooms | Two Bathrooms | Landscaped Rear
Garden | Driveway Parking | Quiet Cul De Sac

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.



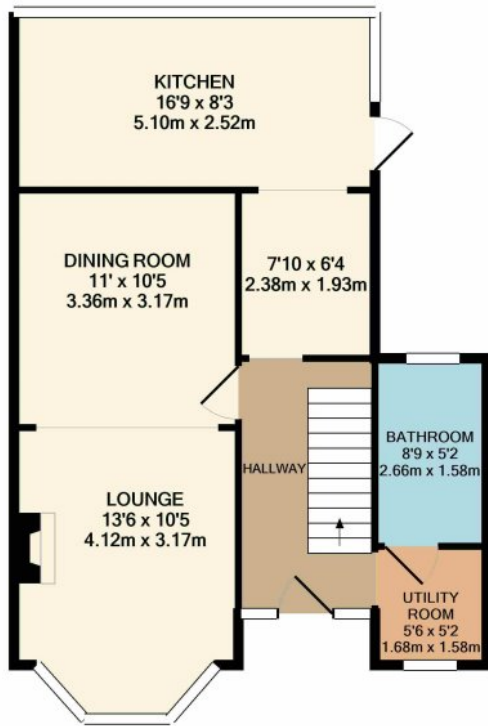
DESCRIPTION

The house is approached via a block paved and gravel driveway with a raised porch entrance. The entrance hall is bright with doors to principal rooms as well as useful understairs storage.

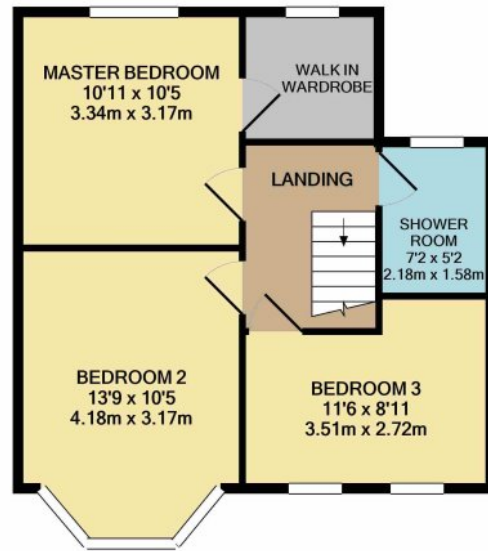
The living room benefits from a bright bay window overlooking the front aspect as well as a feature fireplace. The dining room is open to the living room with ample space for a sizable table and chairs. The stunning kitchen is within the rear extension and has been finished to a high standard comprising a range of base and eye level work units with integrated appliances and views over the large rear garden. Off the hallway there is a utility room and access through to the luxurious bathroom including bath/shower, heated towel rack, WC and wash hand basin.

Upstairs there are three generous double bedrooms, the master of which includes a walk in wardrobe/dressing room with bright windows overlooking the rear garden. Bedroom two benefits from a feature bay window and fireplace. The shower room is tiled and comprises a double shower, WC and wash hand basin.

Outside the sunny rear garden has been fully landscaped with a patio at either end joined together by a path of railway sleepers and grass to either side.



GROUND FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(54.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.6 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
Made with Metropix ©2022

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

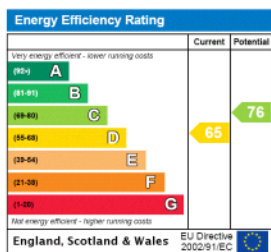
COUNCIL TAX BAND: D

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Detached Extended Family Home
- Large Lounge/Diner
- Modern Kitchen
- Three Bedrooms
- Two Bathrooms
- Landscaped Rear Garden
- Driveway Parking
- Quiet Cul De Sac



Westbourne | 01202 767633 |

Winkworth