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KENT ROAD
POOLE, BH12 2EJ



OFFERS IN EXCESS OF £400,000

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED LOUNGE/DINING ROOM
- MODERN KITCHEN
- STYLISHLY APPOINTED BATHROOM
- CONVERTED LOFT SPACE
- PRIVATE REAR GARDEN
- DETACHED GARAGE
- LOCAL AMENITIES NEARBY
- CONVENIENT LOCATION

This two double bedroom detached bungalow with converted loft space, is conveniently located, close to local amenities and within easy reach of Branksome Recreation Park.

The property is stylishly presented throughout and is set back from the road with a generous and neatly landscaped front garden. The two double bedrooms overlook the front garden - each with feature bay windows.

The well appointed kitchen is fitted with a generous range of shaker style base and wall units, together with a good specification of built in and integrated appliances as well as floorspace for free standing white goods. Quality wood effect flooring is laid throughout the hall, bedrooms and kitchen. The generously sized lounge/dining room features a classically styled fireplace with fitted coal effect fire, as well as sliding glazed doors opening to the decked terrace across the rear of the property and there is ample room



for dining suite and lounge seating. The bathroom is off the central hallway and is fitted with a contemporary bath, semi-concealed WC and vanity wash hand basin, as well as a separate corner shower cubicle.

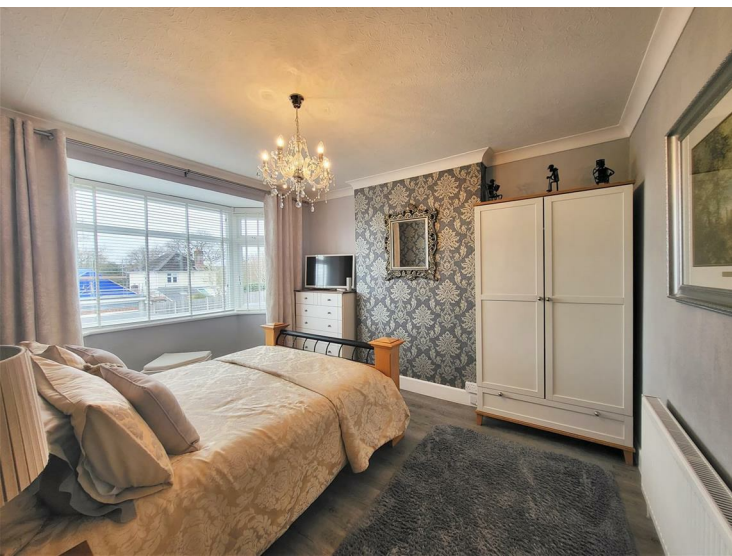
Further accommodation, accessed via a feature spiral staircase has been created from converting the loft space - ideal as a home office/hobbies room or further reception.

Outside, there is a detached garage to the front of the property and a concrete pathway leading up to the property. The rear garden offers a good degree of privacy with fencing to all boundaries. Beautifully landscaped with established border planting and a central lawn, there are also plenty of decked areas, ideal for garden furniture providing social space for entertaining and relaxation.

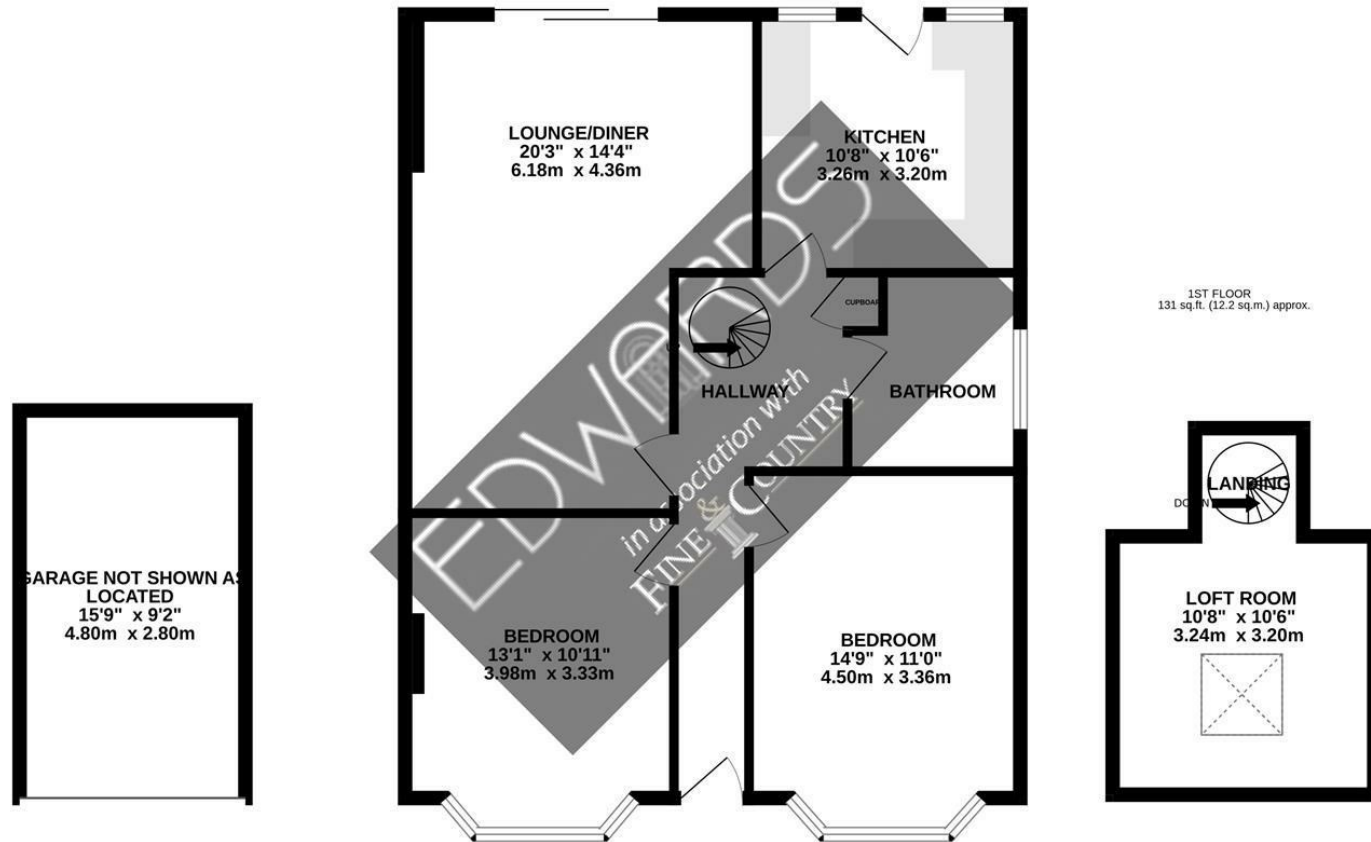
EPC: E

Council Tax Band: C

DRAFT DETAILS AWAITING APPROVAL FROM THE VENDOR.



GROUND FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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