

BLOXWORTH ROAD
POOLE, BH12 4BL



OFFERS OVER £350,000

- Detached bungalow
- Delightful coastal lifestyle
- Facing Bourne Valley Nature Reserve
- Step free access
- 3 bedrooms
- Dual aspect living room & kitchen
- Large garden room
- Carport & detached garage
- Wrought iron gates
- Private garden

This charming detached bungalow offers a delightful coastal lifestyle. With three bedrooms, this property is perfect for families or those seeking a peaceful retreat. The bungalow is beautifully whitewashed and faces the serene Bourne Valley Nature Reserve, providing a tranquil view across a wide, quiet road.



As you approach the property, you will be greeted by a two-tiered front garden, which is both attractive and functional, offering ample parking for at least four cars, complemented by a modern carport and a detached garage. The lateral living design and step-free access makes it suitable for all ages.

Inside, the spacious entrance hall leads to a dual-aspect living room and a well-appointed kitchen/breakfast room, both filled with natural light. The large garden room opens onto a generous, level, south-westerly facing garden, creating a perfect suntrap for relaxation and outdoor entertaining. The two double bedrooms provide comfortable sleeping quarters, while the third bedroom offers versatility as a study or guest room.

The property also features a separate WC and a good-sized insulated loft, which presents the potential for an additional room, subject to planning permission. Security is enhanced with double lockable wrought iron gates and a matching side gate.

Conveniently located, this bungalow is within easy reach of local amenities, including bus stops with routes to the wider BCP area, supermarkets, a petrol station, fast food outlets, a pub/restaurant, and a GP surgery. The local dental surgery and universities are also just a short distance away.

This delightful bungalow combines comfort, convenience, and a picturesque setting, making it an ideal choice for those looking to embrace the coastal lifestyle in Poole.

Additional Information

Energy Performance Rating: C

Council Tax Band: C

Tenure: Freehold

Accessibility / Adaptations: Lateral living with step free access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & detached garage and car port

Utilities: Mains electricity, mains gas, mains water

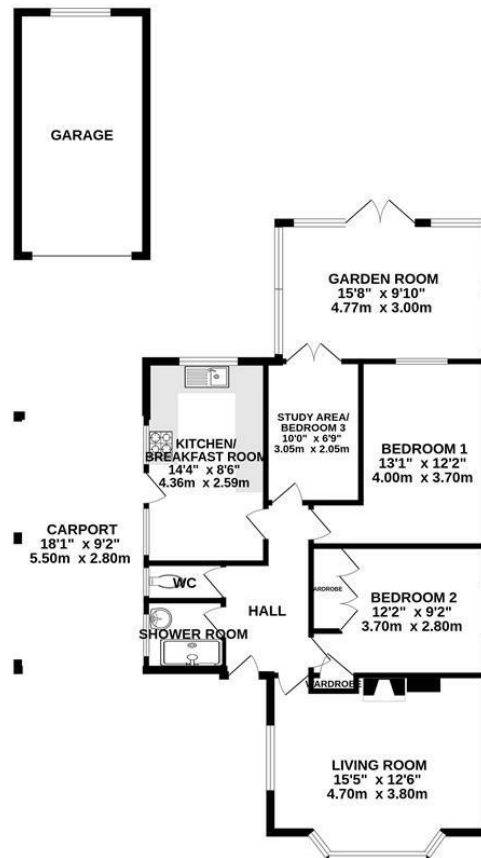
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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Ferndown Office

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