

Evering Avenue, Poole, BH12 4JF



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Nestled in a sought-after location, this four bedroom chalet bungalow presents an impressive opportunity for homeowners seeking modern comfort and style. Boasting a generous 1251 square feet of living space, the property features three well-appointed bedrooms along with a versatile loft bedroom providing ample space for both a growing family or hosting guests. This room is accessed via a stylish glass balustraded staircase with velux sky light above allowing the natural light to flood through the hallway and bungalow. A standout feature of this home is the open-plan kitchen, diner, and family room, perfect for entertaining & socialising, enhanced further by bi-folding doors that seamlessly connect indoor and outdoor living.

The meticulously landscaped garden is a great size and offers a delightful retreat, perfect for al fresco dining, BBQ's or simply unwinding on a summers evening. The property also benefits from a driveway to the front, as well as a detached garage and additional parking to the rear, ensuring ample space for multiple vehicles.

With its energy-efficient rating and contemporary finishes, this property invites you to experience the epitome of modern living in a treasured suburban setting.





What the owner says.

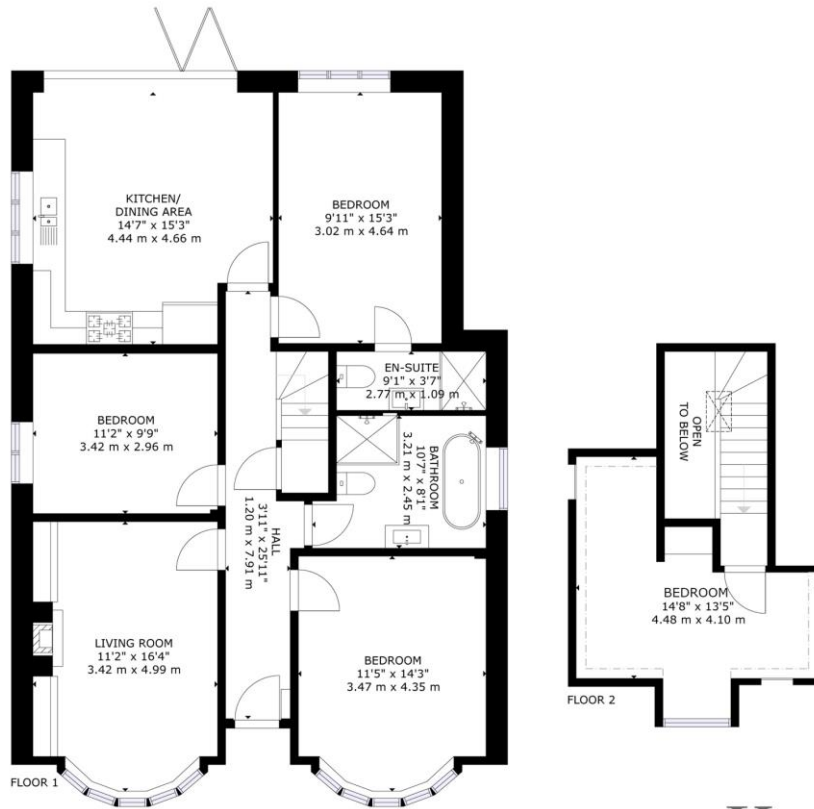
"When we bought the bungalow it needed a lot of TLC but we knew it was the one. Over the years we have completely modernised it. We love the garden as its a real sun trap and our neighbours are lovely. It has been convenient We are sure the next family will be very happy here."



Where it is.

Prominently situated, this home enjoys close proximity to local schools and amenities, promising convenience and ease for every-day living. You can also walk down the nature reserve where you will find great walks for dogs and a play area for little ones. There are regular bus routes to/from Poole & Bournemouth, close by.





GROSS INTERNAL AREA
 FLOOR 1: 1079 sq.ft, 100 m² FLOOR 2: 172 sq.ft, 16 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 20 sq.ft, 2 m²
 TOTAL: 1251 sq.ft, 116 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Katie  Fox
 ESTATE AGENTS

Technical bits.

- Approx. 1251 sq ft of accommodation
- Energy rating – C
- Council tax band – C
- Stylishly & tastefully decorated throughout
- Three bedrooms plus loft room
- Good sized landscaped garden
- Close to local schools & amenities
- Renovated & modernised in recent years
- Open kitchen/diner/family room with bi-folding doors onto the garden
- Driveway to front plus detached garage & parking to the rear

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.