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EASTLAKE AVENUE

POOLE, DORSET, BH12



EASTLAKE AVENUE

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- EXTENSIVE SOUTH FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- SUMMER HOUSE
- IDEAL CUL-DE-SAC LOCATION
- MODERN THROUGHOUT
- GREAT SCHOOL CATCHMENT AREA

Upon entering this beautiful property, you are welcomed into the entrance hall with access to most rooms and a helpful storage cupboard. From the hall is access into the lounge that benefits from a beautiful feature fireplace and onwards double French door access to the conservatory. The conservatory offers copious amounts of natural light as it is south facing, along with double French doors to the rear garden.

From the hall is entrance into the modern kitchen which has a range of integrated appliances, including an electric hob, fan assisted oven, and extractor fan. From the kitchen is a small store room, currently used for the washing machine and further access to the garden.

The modern family bathroom consists of a shower, WC and sink unit. Also, on the ground floor are two of the double bedrooms, (one of which is currently used as a dining room), each benefiting from large windows overlooking the front of the property. The master bedroom is on the first floor, it has skylight windows that have a pleasant outlook over Parkstone toward Poole Town Centre.

Outside, this property has a low maintenance gravel driveway that offers off road parking for up to three vehicles and a front garden that is laid to lawn. The rear garden is mostly laid to lawn with a patio area ideal for a table and chairs to enjoy the warm summer months and a raised decking area leading from the kitchen. There are flower beds around and even a summer house.

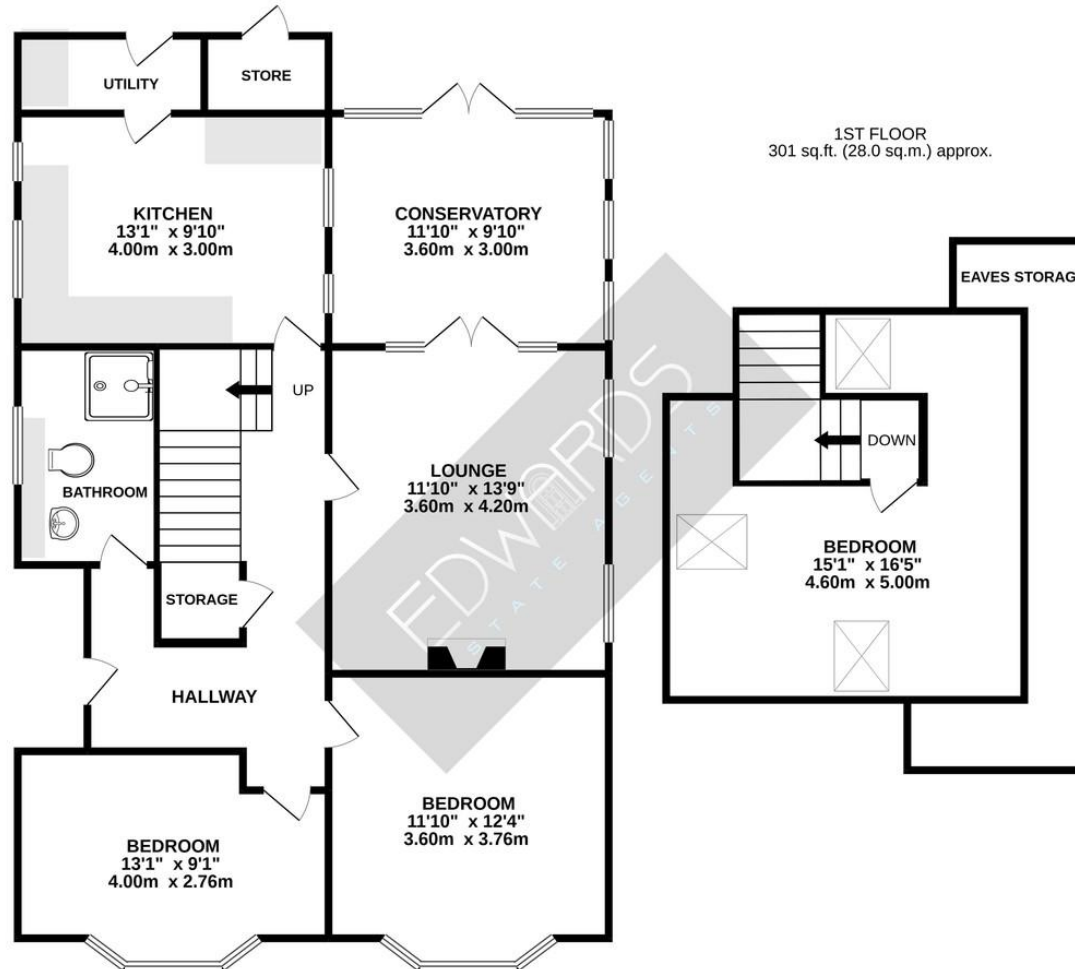
Situated in the popular Parkstone area, local shops, restaurants and bars are all within walking distance, as well as the popular Tower Park, a popular leisure destination. Tower Park holds a waterpark, bowling alley, cinema, as well as a variety of restaurants, perfect for a fun day out. Poole Train Station is only 3 miles away, placing the rest of the UK at your fingertips.

EPC TBC



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GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141sq.ft. (106.0 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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