



3 Allenby Close, Poole BH17 7JW

A truly outstanding opportunity to acquire a very well presented three bedroom semi-detached home having the benefit of an outstanding west facing level garden. Quietly situated and vendor suited!

EPC: A Council Tax Band: C Price: £349,950 Freehold







Key Features

- THREE BEDROOMS
- BRIGHT AND AIRY LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- SOLAR ENERGY WITH BATTERY STORAGE
- EXTENSIVE DRIVEWAY
- SPACE FOR MOTORHOME
- STUNNING GARDENS
- SUPER CONDITION
- SCOPE TO EXTEND
- VIEWING RECOMMENDED

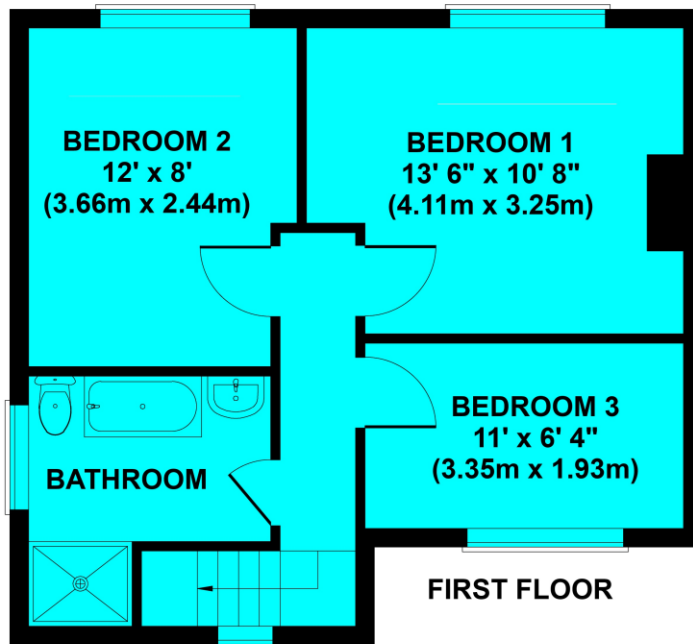
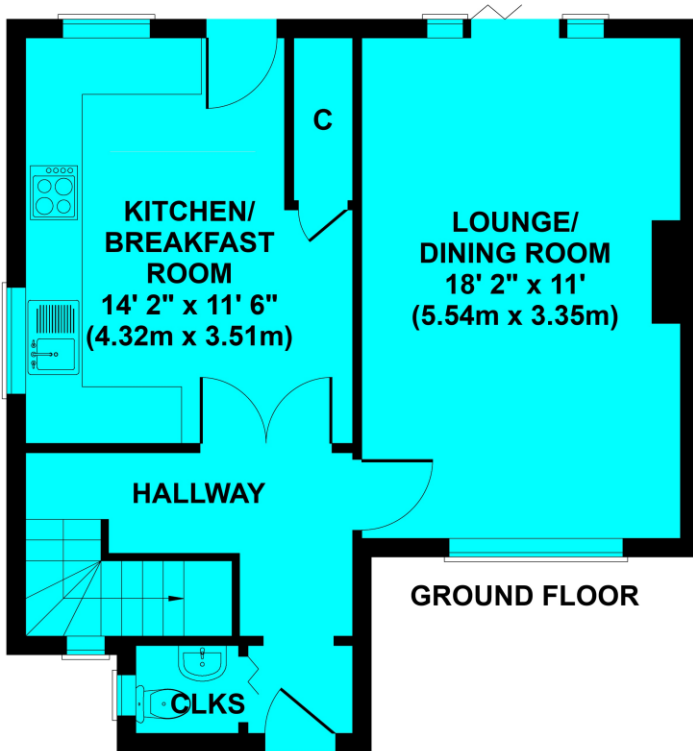
The Property

A much loved home quietly located in a cul-de-sac position overlooking an area of designated green open space. From the entrance vestibule the present owners have skilfully added a downstairs cloakroom. One continues into the hallway which serves a bright and airy dual aspect lounge/dining room. There is a well fitted, spacious kitchen/breakfast room which in turn leads out to the rear garden.

On the first floor, there are three good size bedrooms together with a fully tiled bathroom, including the addition of a walk-in shower. Our family of five owners love their home but have now out grown the property and are moving to a larger home locally.

Outside, the property really comes into its own having a large driveway with additional space for a boat or motorhome if needed. The front garden has a level lawned area bordered by picket fencing. There is a significant space on the side of the property and from here a gate leads into the outstanding secluded, west facing garden which must be seen to be fully appreciated. There is a timber garden store, together with an additional self-contained garden store located to the rear of the plot. Of particular note is the professionally installed solar panels and battery storage which ensures that the electric bills are virtually covered throughout the year, giving the owners a significant cost saving in these days of high energy prices.

Approximate Gross Internal Area
904 sq ft - 84 sq m



Score	Energy rating	Current	Potential
92+	A	109 A	111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not to Scale. Produced by The Plan Portal 2026
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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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