

**1a Yarmouth Road, Branksome,  
Poole, Dorset, BH12 5DT**



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# 1a Yarmouth Road, Branksome, Poole, BH12 5DT

## Freehold Price £385,000

A fabulous, contemporary 3 bedroom chalet bungalow, set on an elevated position at the end of a cul de sac, with a wraparound garden and within a mile of shops in Westbourne and Parkstone. The property has been updated and remodelled by the current owners to include a large open plan living/kitchen area with bi fold doors out to the garden, refitted sleek kitchen with integrated appliances, ground floor contemporary shower room and first floor cloakroom. A fantastic house for a party or for entertaining, with a stunning southerly facing deck, leading off the main living area. Well presented internally and ready to just move into! Further offering eye catching external cladding, 10' x 10' cellar, gas central heating, double glazing and a driveway with parking for 3/4 cars. Sold vacant with no forward chain!

- Contemporary 3 double bedroom chalet bungalow
- Recently updated throughout and sold vacant with no forward chain
- Fabulous open plan entrance leading into a living/dining/kitchen with bi fold doors out to the garden
- Modern, white, high gloss kitchen, fitted in a range of units with work tops over and integrated induction hob, oven, washing machine, dishwasher and American style fridge/freezer
- 2 ground floor double bedrooms sharing a modern shower room with a double walk-in shower
- Bedroom 2 has access to a 10' x 10' cellar, providing excellent storage and leading to further shallow storage
- Wood effect flooring throughout the ground floor and oak staircase with glazed panels to the first floor
- Open bedroom with recess for bed and arch to wc and wash hand basin
- Gas central heating and double glazing
- Garden made for a party! 30' x 20' timber deck with the garden wrapping around and having tiered areas.
- South facing gardens which enjoy the sun all day! Steps down to a lower decked area with wilder garden to the side. Due to the elevated position, there are views out to Branksome
- Attractive cladded property with good kerb appeal
- Parking for 3/4 cars

NB – Please note there is a steep driveway, however once you are at the property, the plot is level

Conveniently located within a mile of Westbourne and the shops on Ashley Road in Parkstone. The property is within half a mile of Coy Pond in one direction and Redlands Retail and Branksome Train Station in the other. Bournemouth town Centre is just over 2 miles away and Poole, with its park and harbour are less than 3 miles away.

COUNCIL TAX BAND: C

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





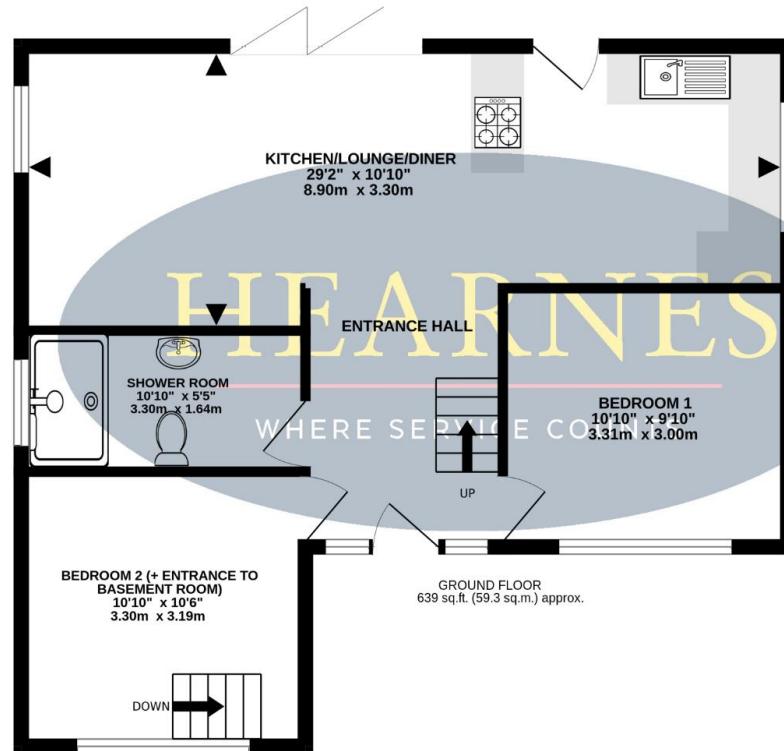
TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

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.

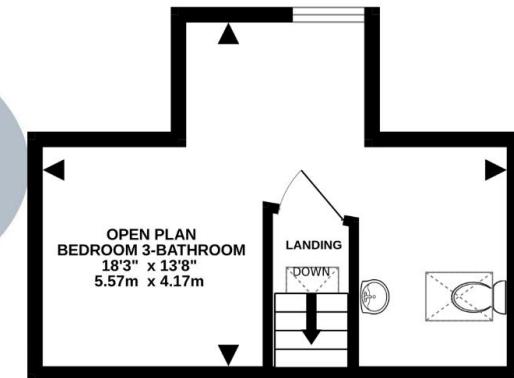
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BASEMENT  
112 sq.ft. (10.4 sq.m.) approx.



GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.





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