

**Glencoe Road, Parkstone
Poole, BH12 2DW**



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FREEHOLD GUIDE PRICE £318,500

A beautifully presented 2 double bedroom semi detached home that has been lovingly restored by the current owners to a very high standard. This welcoming home has a wonderfully relaxed feel and has a stunning kitchen/breakfast room, all fitted with quality integrated appliances, delightful sitting room with log burner and wood effect flooring, a large master bedroom and further second bedroom. The stylish 4 piece bathroom has a relaxing deep bath and separate shower. Added benefits include a part boarded loft with pull down ladder, gas central heating and double glazing. Externally is a southerly facing low maintenance garden, driveway leading to a detached garage and off road parking for one car, with a further area to the side when could be converted into further parking.

- Stylish 2 double bedroom semi detached road in a well regarded road in Parkstone
- Wonderful warm and uplifting feel throughout with tastefully decorated and beautifully presented accommodation
- Updated and modernised by the current owner
- Sitting room with wood effect flooring and log burner
- A chef's dream! Stunning Wren kitchen/breakfast room fitted in a range of pale shaker style units with wood effect work tops over with fully integrated appliances to include a Blanco 'butler style' deep sink, Bosch 4 ring gas hob with extractor, double fan assisted ovens, Bosch microwave, fridge/freezer and slimline Zanussi dishwasher
- Separate utility room with plumbing and space for washing machine and tumble dryer
- Spacious master bedroom
- Luxury 4 piece bathroom with a white suite to comprise a deep bath with central taps, walk in shower, wash basin and wc; all framed by attractive tiling
- Part boarded loft with pull down ladder
- Gas central heating and double glazing
- Enclosed southerly facing low maintenance rear garden with large patio
- Detached garage and driveway
- Off road parking for one car and potential to create a larger parking area

Glencoe Road is conveniently located off Albert Road in Parkstone and is within half a mile to the local shops at Ashley Road and 2 miles of Poole Park, Baiter Park, Whitecliff and Poole Town Centre. Glencoe Road is a road filled with individual character homes and cottages, having rather a 'village' feel. It is also approximately a mile to Branksome Retail Park and just over 2 miles to Bournemouth.

COUNCIL TAX BAND: C

EPC RATE: D

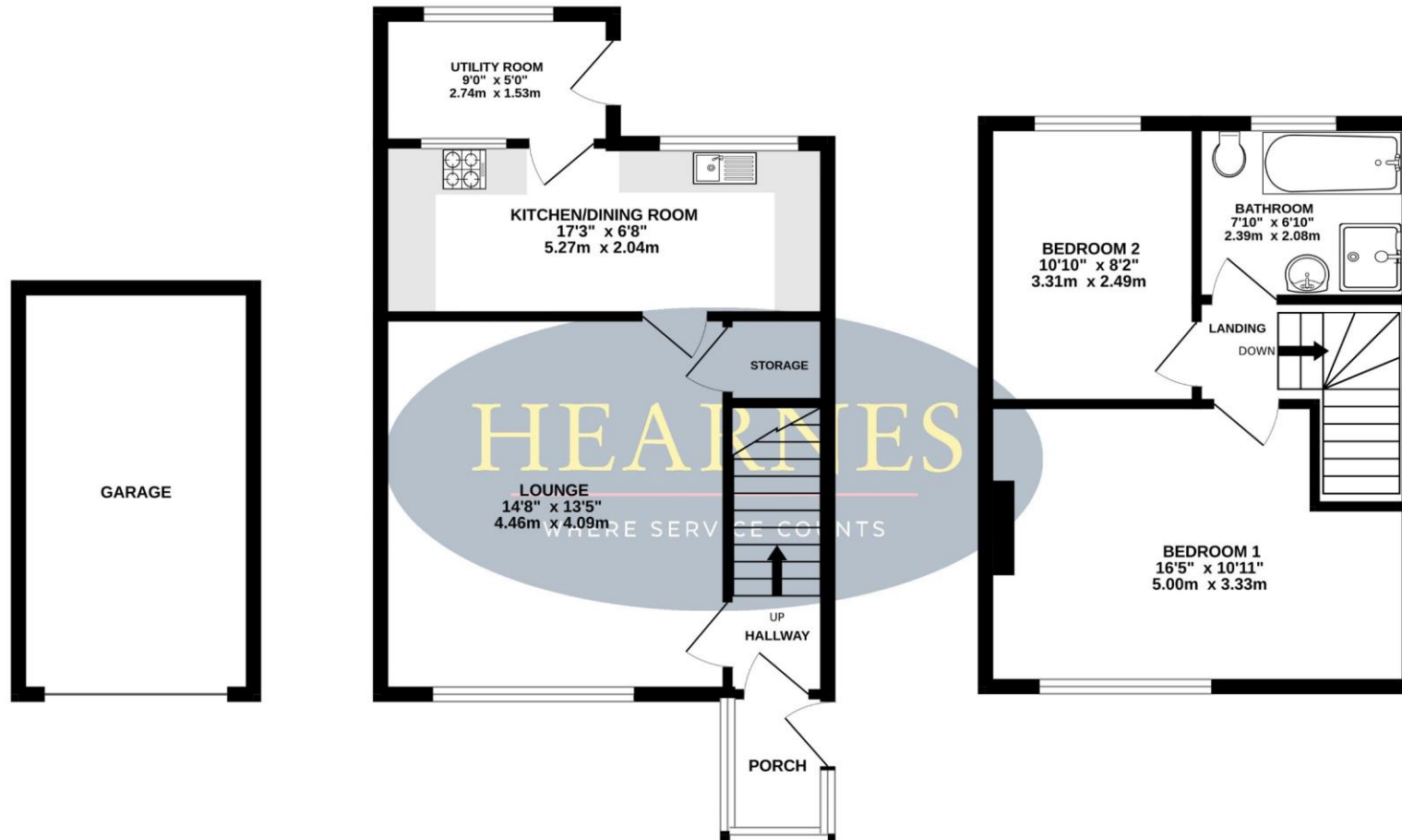
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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