



71 Brixey Road, Parkstone, Poole, Dorset BH12 3EY

£475,000 Freehold

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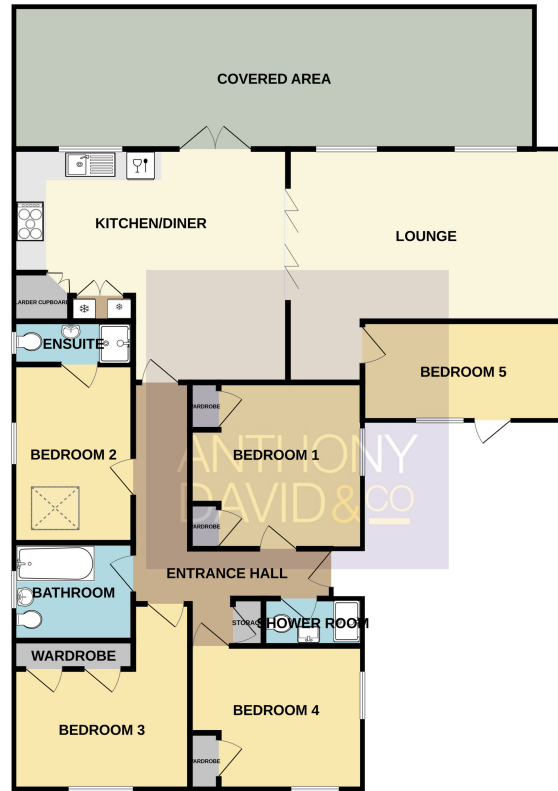
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A deceptively spacious five double bedroom detached bungalow conveniently situated on this residential road in the heart of Parkstone close to local shops, amenities and central bus routes. This substantial property provides nearly 1700 sq ft of versatile accommodation and internal viewing is highly advised to appreciate the space and flexibility this family home has to offer which comprises: 19' lounge, stunning kitchen/diner, 36' covered room, two shower rooms and family bathroom. Externally the property boasts a good sized garden with lawned area with path leading to feature sun patio area and garden shed. To the front the ample driveway provides off road parking for numerous vehicles. Further features of this must see extensive property include: some integrated appliances, water softener and larder cupboard to kitchen, new boiler (2020), fitted wardrobes, air conditioning, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Juniors, St Josephs Primary and St Aldhelms Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
1682 sq.ft. (156.3 sq.m.) approx.



Entrance Hall Doors to

Lounge 19' 2" x 16' 2" (5.84m x 4.93m) max

Kitchen/Diner 19' 0" x 16' 2" (5.79m x 4.93m) max

Covered Room 36' 0" x 9' 10" (10.97m x 3.00m)

Bedroom One 13' 11" x 10' 8" (4.24m x 3.25m)

Bedroom Two 12' 4" x 8' 3" (3.76m x 2.51m)

En-Suite Shower 8' 3" x 3' 0" (2.51m x 0.91m)

Bedroom Three 12' 11" x 12' 2" (3.94m x 3.71m) max

Bedroom Four 12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Five 13' 7" x 6' 11" (4.14m x 2.11m)

Bathroom 8' 3" x 6' 9" (2.51m x 2.06m)

Shower Room 6' 10" x 3' 3" (2.08m x 0.99m)

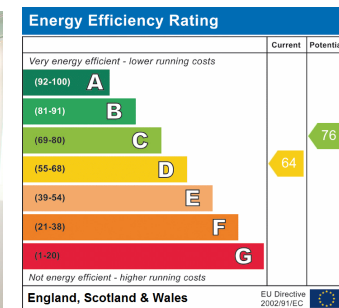
Garden Enclosed

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA: 1682 sq.ft. (156.3 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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