

**25 Dunford Road, Parkstone,
Poole, Dorset BH12 2DJ**



HEARNES
WHERE SERVICE COUNTS

25 Dunford Road, Parkstone, Poole, Dorset, BH12 2DJ

FREEHOLD PRICE £485,000

Built in 1890 and improved by the owner's during their 27 years of occupation, is this 4 bedroom, detached character home with carport, garage, off road parking and sold vacant with no onward chain. The home offers a recently fitted kitchen having integrated appliances, which opens into a dining area, generous sitting room with wooden floors and log burner, 3 first floor bedrooms, one with an en suite cloakroom, and master suite on the second floor with bedroom, dressing area and ensuite bathroom. The home has had some more recent modernisation to include a new kitchen/dining room, some decoration, however, still offers potential for further personalisation. The home has gas central heating, double glazing and a level, fully enclosed rear garden. Set on the corner of Dunford Road and The Drive, the property enjoys a quiet location, yet has all modern amenities of Parkstone, which is under half a mile away.

- Attractive character 4 bedroom detached home, built in 1890 and having been updated by the current owners
- Offering potential for further improvement and personalisation
- Refitted kitchen in a range of pale dove tail blue shaker style units with work tops over and a matching pair of display units in the dining area. Integrated appliances to include induction hob, extractor, oven, slimline dishwasher, fridge/freezer and washing machine. Kitchen opening to dining room and having doors to the rear garden
- Sitting room with a pair of windows to the front, wooden flooring and log burner
- 3 first floor bedrooms, one with extensive built in wooden cupboards and drawers and one with en suite cloakroom
- Master suite having a bedroom with far reaching views over Parkstone, and further dressing area with fitted wardrobes. Ensuite bathroom
- Excellent parking with space for 3/4 cars, side covered carport area and detached single garage
- Level garden that is fully enclosed and private, having a good size rear patio and area of lawn
- To be sold vacant and with no forward chain

This home is conveniently located for local shops in Ashley Road, which are approximately 500 meters away and includes shops such as Waitrose, and a wide range of restaurants and food outlets. Regular bus routes to Poole and Bournemouth are nearby, and less than a mile away is Poole Retail Park which has John Lewis at Home, Homebase, Boots, Pets at Home, and a Everlast Fitness Centre. Branksome Recreation Ground is close by and a little further on access to the Bournemouth Upper Gardens, which in turn lead to Bournemouth and the sea.

COUNCIL TAX BAND: C

EPC RATE: E

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



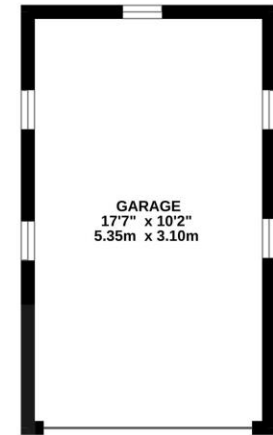




TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

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.

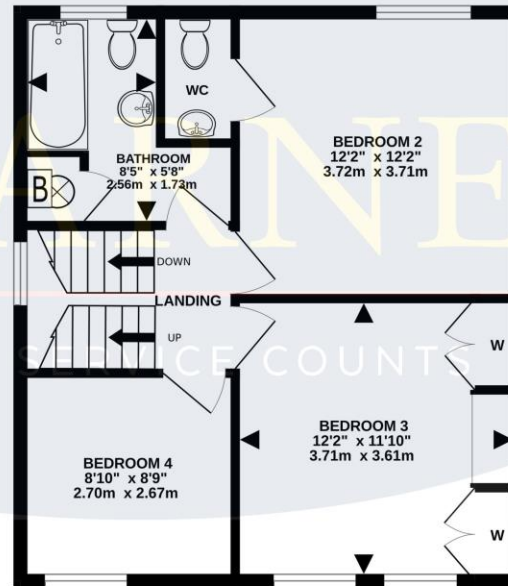
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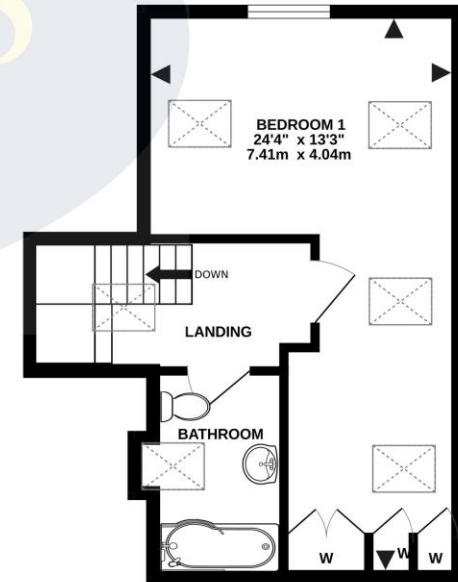
LOCATED IN REAR GARDEN
179 sq.ft. (16.6 sq.m.) approx.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.





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