

**41 Douglas Road, Parkstone,  
Poole, Dorset, BH12 2AU**



**HEARNES**

WHERE SERVICE COUNTS



# 41 Douglas Road, Parkstone, Poole, Dorset, BH12 2AU

## FREEHOLD GUIDE PRICE £350,000 - £360,000

A modern, 3 double bedroom, staggered, semi detached home, set at the end of a cul-de-sac, in Parkstone. Offering 2 reception rooms, kitchen/breakfast room, downstairs cloakroom, en suite shower room, very private enclosed rear garden and a garden room/office. The home is well presented internally and the current owners have loved raising their family here. The home, built in the late 1980's, has gas central heating, double glazing, 3 off road parking spaces and is convenient for local schools, Branksome recreation Ground and the shops on Ashley Road.

- A modern 3 double bedroom, staggered, semi detached home, built in the late 1980's
- Set on a very private, secure plot
- Well presented internally with modern fittings and décor throughout
- Fabulous garden room/home office (approximately 20' x 10') with log burner, power and light
- 2 reception rooms to include a lounge/dining room and reception room 2/study
- Kitchen/breakfast room fitted with a range of units and work tops over. Fitted with a double oven, 4 ring gas hob, replaced extractor and space and plumbing for washing machine and fridge/freezer
- Ground floor cloakroom
- Master bedroom with fitted wardrobes and over bed cupboards along with ensuite shower room
- 2 off road parking spaces to the front on a block paved driveway and a further parking space set down the side of house number 43
- Very private, low maintenance rear garden which has artificial grass and a continuation of the block paving, that's leads down the side of the house, passed an outdoor seating area, leading to the front door

NB the property is approached via a side gate, having a path which leads to the front door (that is actually at the rear!)

The owners commented on the superb location of their home being within a quarter of a mile to Heatherlands Primary School, and a similar distance to Branksome Retail Park with its range of shops including John Lewis and a leisure club and half a mile to Branksome Train Station. The local shops at Ashley Road are within half a mile offering a wide range of cafes, shops and bars. Poole Park is less than 3 miles away as are the Town Centres of Poole and Bournemouth.

COUNCIL TAX BAND: C

EPC RATE: C

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.





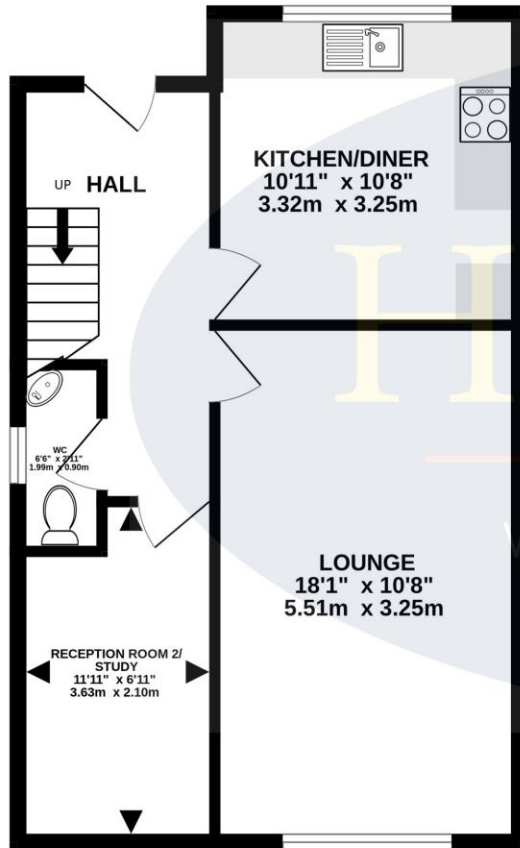




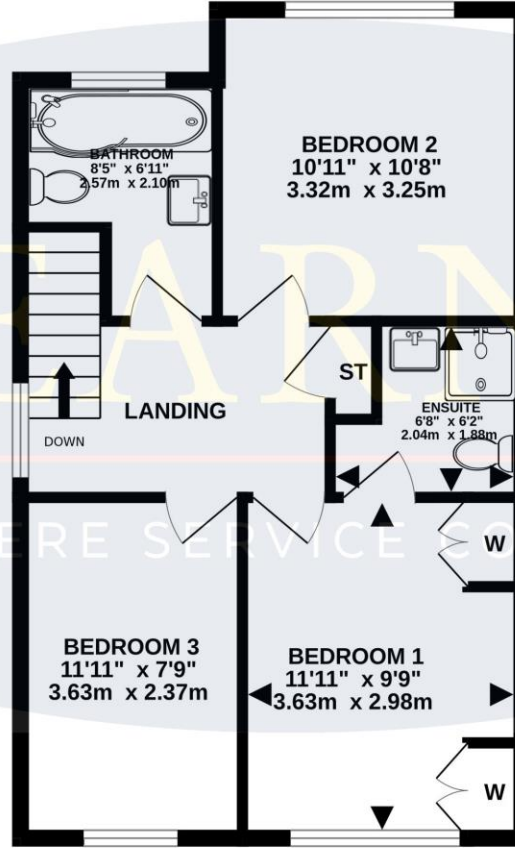
TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

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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GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.











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