



47 Waterloo Road, Darbys Corner, Poole, Dorset BH17 7JX

£374,950 Freehold

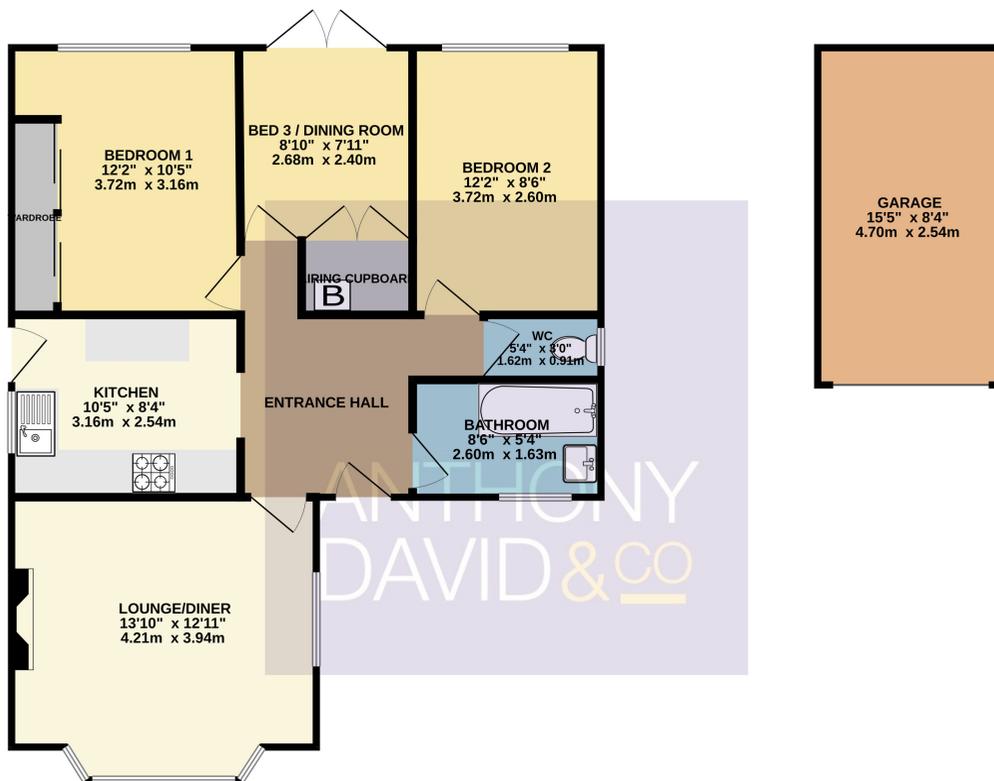
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A fantastic two/three bedroom detached bungalow conveniently situated on Darbys Corner a short distance from shops, bus routes and amenities. Broadstone Parade with its array of local shops, bars and eateries is also a short drive away. This immaculate home has been beautifully maintained by the current owners and viewing is a must to appreciate the accommodation on offer, which comprises: lounge/diner, fitted kitchen, two double bedrooms, good sized single bedroom/reception room, modern bathroom and separate cloakroom. Externally there is a charming garden with sun patio and lawned area. To the front the ample driveway provides off road parking with gated access to a detached garage. Further features of this superb property include: feature fireplace to lounge/diner, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Canford Heath Infants and Juniors and both Poole and Parkstone Grammars.

**ANTHONY
DAVID & CO**

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.

GARAGE
128 sq.ft. (11.9 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 13' 10" x 12' 11" (4.22m x 3.94m)

Kitchen 10' 5" x 8' 4" (3.17m x 2.54m)

Bedroom One 12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom Two 12' 2" x 8' 6" (3.71m x 2.59m)

Bedroom Three/Reception Room 8' 10" x 7' 11" (2.69m x 2.41m)

Bathroom 8' 6" x 5' 4" (2.59m x 1.63m)

Separate Cloakroom 8' 0" x 5' 4" (2.44m x 1.63m)

Garage 15' 5" x 8' 4" (4.70m x 2.54m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		84	65
		EU Directive 2002/91/EC	

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