



20 Alcester Road, Parkstone, POOLE, Dorset BH12 2JW

£425,000 Freehold

**\*\* VENDOR SUITED \*\*** A stunning two double bedroom detached bungalow situated on a large corner plot in this popular residential road in Parkstone within close proximity of Ashley Road with its array of shops, amenities and central bus routes. Branksome Recreation ground and train station is also a short distance away. This spacious home offers circa 1300 sq ft of living space (including garage) and viewing is imperative to appreciate the stylish accommodation on offer, which comprises: lounge, contemporary open plan kitchen/diner and bespoke wet room. Externally there is a 23' garage with adjoining utility room and study presenting an ideal annex opportunity ideal for multi generational families. To the rear the property boasts a South facing wrap around garden with sun patio, lawned area and further area with raised vegetable beds. To the front the brick paved driveway provides ample off road parking for numerous vehicles including campervan etc. Further features include: feature fireplace to lounge, fitted wardrobes to bedroom one, integrated appliances to kitchen to include two ovens, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary and Livingstone Road Infants and Juniors.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

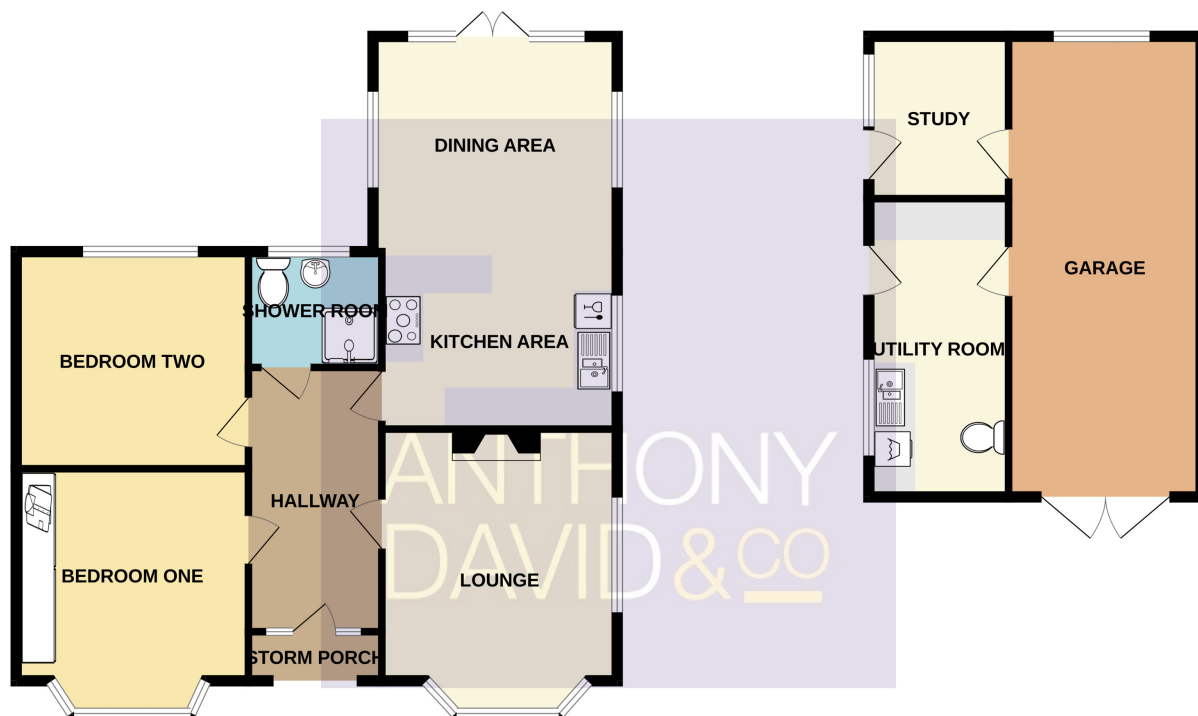
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.

OUT BUILDING  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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Storm Porch

Hallway 13' 4" x 7' (4.06m x 2.13m)

Lounge 15' 1" x 12' 1" (4.60m x 3.68m) max

Open Plan Kitchen/Diner 23' 1" x 12' 6" (7.03m x 3.82m)

Bedroom One 13' 1" x 11' 11" (3.99m x 3.63m) max

Bedroom Two 11' 11" x 11' 1" (3.63m x 3.38m)

Wet Room 6' 11" x 5' 9" (2.11m x 1.75m)

Garage 23' 9" x 9' 11" (7.24m x 3.02m)

Study 8' 2" x 7' (2.49m x 2.13m)

Utility Room 14' 10" x 7' (4.52m x 2.13m)

Garden South Westerly Aspect

Council Tax Band - C



Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.