

**5 Lacey Crescent, Poole,
Dorset, BH15 3NZ**



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FREEHOLD PRICE £375,000

A well presented, 3 bedroom, 2 reception room detached home, with parking, private enclosed garden and garage. This lovely home has been recently decorated and includes a sitting room with feature fireplace and bay window, dining room with stripped wooden floors and doors out to the garden, modern kitchen with a serving hatch and a fully tiled bathroom. The home is set in a popular location with many other character houses, and convenient for Parkstone, Branksome and Poole.

- Well presented 3 bedroom detached home
- 2 good size reception rooms, one with a feature fireplace and one with wooden floors
- Modern kitchen fitted in a range of cream shaker style units with wooden work tops over and fitted with freestanding cooker with extractor above, space and plumbing for washing machine and fridge/freezer. Serving hatch through to dining room
- Entrance hall and kitchen fitted with wood effect flooring
- Fully tiled bathroom with shower over the bath, wc and wash hand basin
- Gas central heating and double glazing
- Driveway with parking for 2/3 cars and further front garden
- Detached garage with power and light
- Fully enclosed, level and private rear garden having a patio and area of lawn

The property is conveniently located within half a mile of Ashley Road shops in Parkstone and Tower Park Leisure centre. Poole Town Centre is approximately 2 miles away and the property is close to local amenities. Poole offers an array of shopping and leisure facilities with Poole Quay having a variety of restaurants and bars with award winning beaches nearby. There are excellent bus and mainline train routes to all areas from Parkstone centre and train station

COUNCIL TAX BAND: C

EPC RATE: D

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

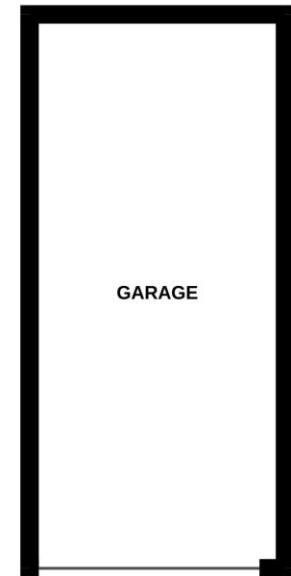
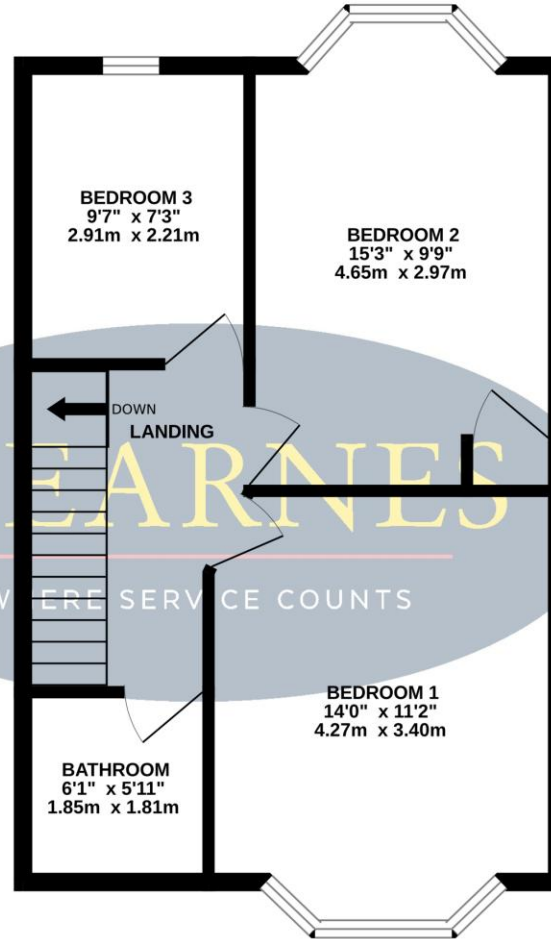
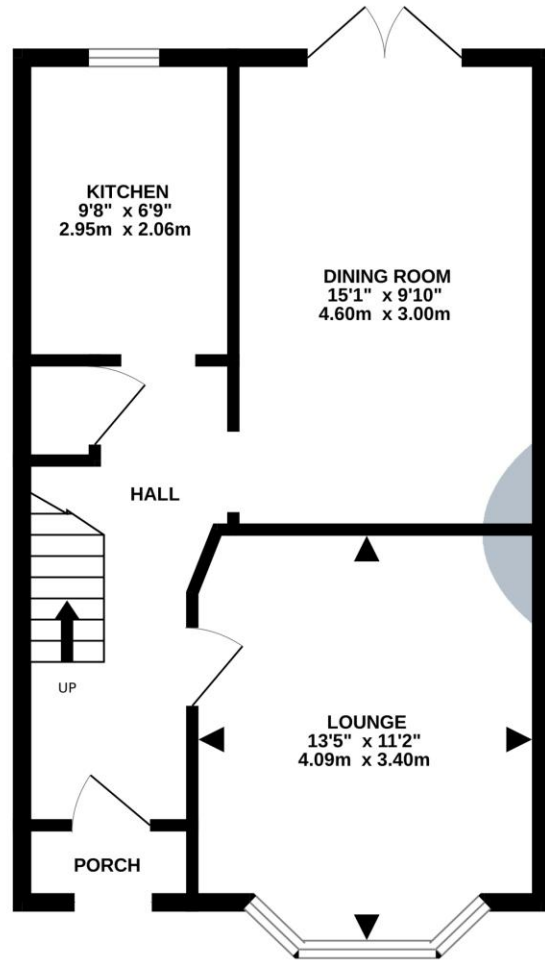




GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

GARAGE
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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