

**Lyell Road, Parkstone Poole,  
Dorset, BH12 2NE**



**HEARNES**

WHERE SERVICE COUNTS



# Lyell Road, Parkstone, Poole, Dorset, BH12 2NE

## Freehold Price £370,000

An attractive character 3 double bedroom, 2 reception room home set on a quiet cul-de-sac of similar aged and styled properties. This home has been lovingly restored by the current owners and is warm and welcoming. The main sitting room, with French doors out to the garden, has a wonderful log burner with a log store on the adjacent patio. The bright dining room leads to a modern kitchen with a range of high gloss cream units and integrated hob, oven, extractor hood and dishwasher. Upstairs has 3 double bedrooms, en-suite shower room, modern bathroom and a large landing space with room for a small study area. Outside is a well maintained and fully enclosed garden with a patio and tiered lawn with a portable hot tub (included) To the rear is a garage (currently used as a gym) and an off road parking space that can be approached from Lucas Road.

- 3 double bedroom detached character home
- Main sitting room with feature log burner, doors to the garden
- Dining room with log burner leading to a modern kitchen fitted in high gloss units with integrated appliances including a Bosch induction hob
- Welcoming entrance hall with inset spot lighting and wood effect flooring
- Fully tiled, en-suite shower room to the master bedroom and further family bathroom
- Landing with space for a small study area
- Modern internal décor with a warm and inviting feel
- Fully enclosed garden with patio and lawned area
- Garage to the rear (presently used as a gym) and an off road parking space approached via Lucas Road
- On street parking to the front
- Set within a mile of the local Parkstone shops

Lyell Road is a cul-de-sac off Churchill Road in Parkstone. It is conveniently positioned within a mile of Ashley Road with its array of local shops and amenities and approximately 3 miles from Poole and Bournemouth Town Centres.

Council Tax Band: C

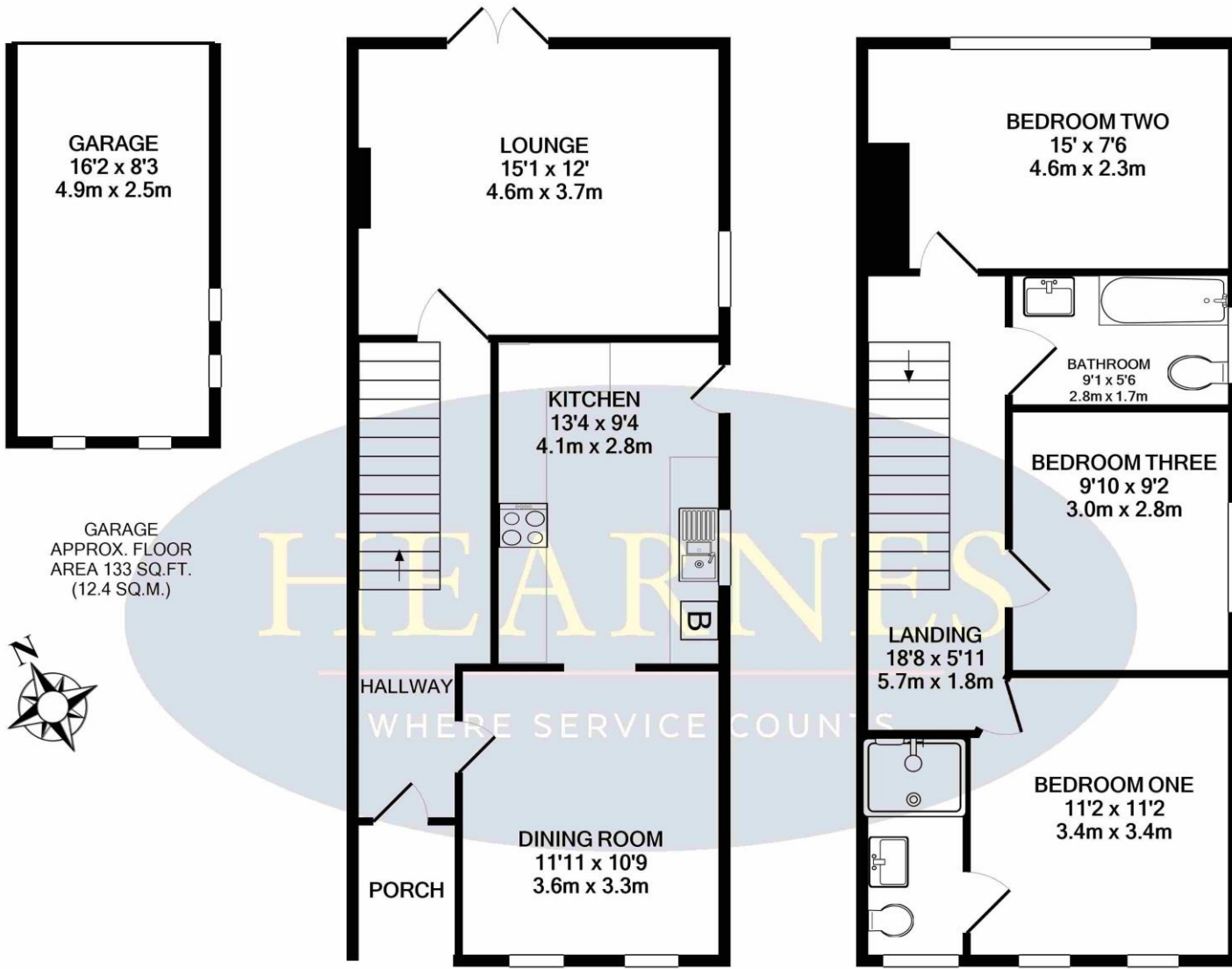
EPC Rating: E











**GARAGE**  
 16'2 x 8'3  
 4.9m x 2.5m

**LOUNGE**  
 15'1 x 12'  
 4.6m x 3.7m

**KITCHEN**  
 13'4 x 9'4  
 4.1m x 2.8m

**DINING ROOM**  
 11'11 x 10'9  
 3.6m x 3.3m

GARAGE  
 APPROX. FLOOR  
 AREA 133 SQ.FT.  
 (12.4 SQ.M.)



**BEDROOM TWO**  
 15' x 7'6  
 4.6m x 2.3m

**BATHROOM**  
 9'1 x 5'6  
 2.8m x 1.7m

**BEDROOM THREE**  
 9'10 x 9'2  
 3.0m x 2.8m

**LANDING**  
 18'8 x 5'11  
 5.7m x 1.8m

**BEDROOM ONE**  
 11'2 x 11'2  
 3.4m x 3.4m

**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 557 SQ.FT.  
 (51.8 SQ.M.)

**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 550 SQ.FT.  
 (51.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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









Branksome Recreation Ground



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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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