



3 Evering Avenue, Parkstone, Poole, Dorset BH12 4JF

£395,000 Freehold

A stunning three bedroom semi detached house being ideally situated on this popular residential road in Parkstone within close proximity of local amenities and central bus routes. The scenic Bourne Valley Nature Reserve is also a short distance away. This beautiful property has been tastefully modernised by the current owners and internal viewing is imperative to appreciate the stylish accommodation on offer, which comprises: lounge, contemporary kitchen, dining room, sun room, downstairs cloakroom and bespoke bathroom. Externally the property boasts a magnificent garden with artificial lawned areas, sun patios and a bar. To the front the driveway provides off road parking for three cars which in turn leads to gated side access leading to a detached oversized purpose built garage. Further features of this ideal family home include: integrated appliances to kitchen, fitted wardrobes to bedroom one, over 1000 sq ft, gas central heating and UPVC double glazing. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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**ANTHONY
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GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 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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- Entrance Hall 16' 1" x 6' 0" (4.90m x 1.83m)
- Lounge 13' 10" x 11' 6" (4.22m x 3.51m) into way
- Kitchen 14' 7" x 6' 5" (4.45m x 1.96m)
- Dining Room 12' 11" x 11' 0" (3.94m x 3.35m)
- Sun Room 16' 5" x 9' 4" (5.00m x 2.84m)
- Downstairs Cloakroom 4' 10" x 2' 7" (1.47m x 0.79m)
- Landing 8' 9" x 6' 5" (2.67m x 1.96m)
- Bedroom One 12' 6" x 11' 6" (3.81m x 3.51m)
- Bedroom Two 12' 11" x 11' 0" (3.94m x 3.35m)
- Bedroom Three 8' 5" x 6' 3" (2.57m x 1.91m)
- Bathroom 7' 11" x 6' 0" (2.41m x 1.83m)
- Garage 19' 3" x 9' 5" (5.87m x 2.87m)
- Garden Good Sized
- Driveway Off road parking x 3
- Council Tax Band D



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.