

**28 Sunnyside Road, Parkstone,  
Poole, Dorset BH12 2LQ**



**HEARNES**

WHERE SERVICE COUNTS

# 28 Sunnyside Road, Parkstone, Poole, Dorset, BH12 2LQ

## FREEHOLD PRICE £300,000

A charming 2 double bedroom detached bungalow with 2 reception areas, modern kitchen and shower room, conservatory, southerly facing garden and off road parking for 2 cars. The property offers excellent value for money to include Georgian style double glazed windows, gas central heating, block paved driveway with a delightful garden with a summer house and good size shed. The present owner has loved living here as it is peaceful, on a level plot and close to local amenities. A forward purchase has been agreed, making it the end of the chain.

- Delightful 2 double bedroom bungalow, set on a level plot
- 2 reception areas and a conservatory leading to the garden
- Modern kitchen, fitted in an extensive range of white units with work tops over and integrated 4 ring gas hob with extractor, double oven, and space for washing machine, tumble dryer, dishwasher and fridge/freezer
- Nicely fitted modern shower room with corner shower, wash hand basin, wc all fitted into a vanity unit with a good range of fitted cupboards and drawers
- Lounge with step down to dining area
- Gas central heating and double glazing
- Delightful, fully enclosed southerly facing garden measuring approximately 70' with good size patio and lawned area. Garden room with power and light and further storage shed
- Block paved driveway with parking for 2 cars, side by side
- The owner has found a forward purchase

Set in Parkstone within half a mile of Ashley Road shops, and 0.8 of mile from Branksome Retail Park and Branksome Station. Branksome Recreation Ground is within quarter of a mile with its fitness trail and sports pitches. Poole Town Centre is within 3 miles and Bournemouth town Centre, just over 2 miles away

**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.



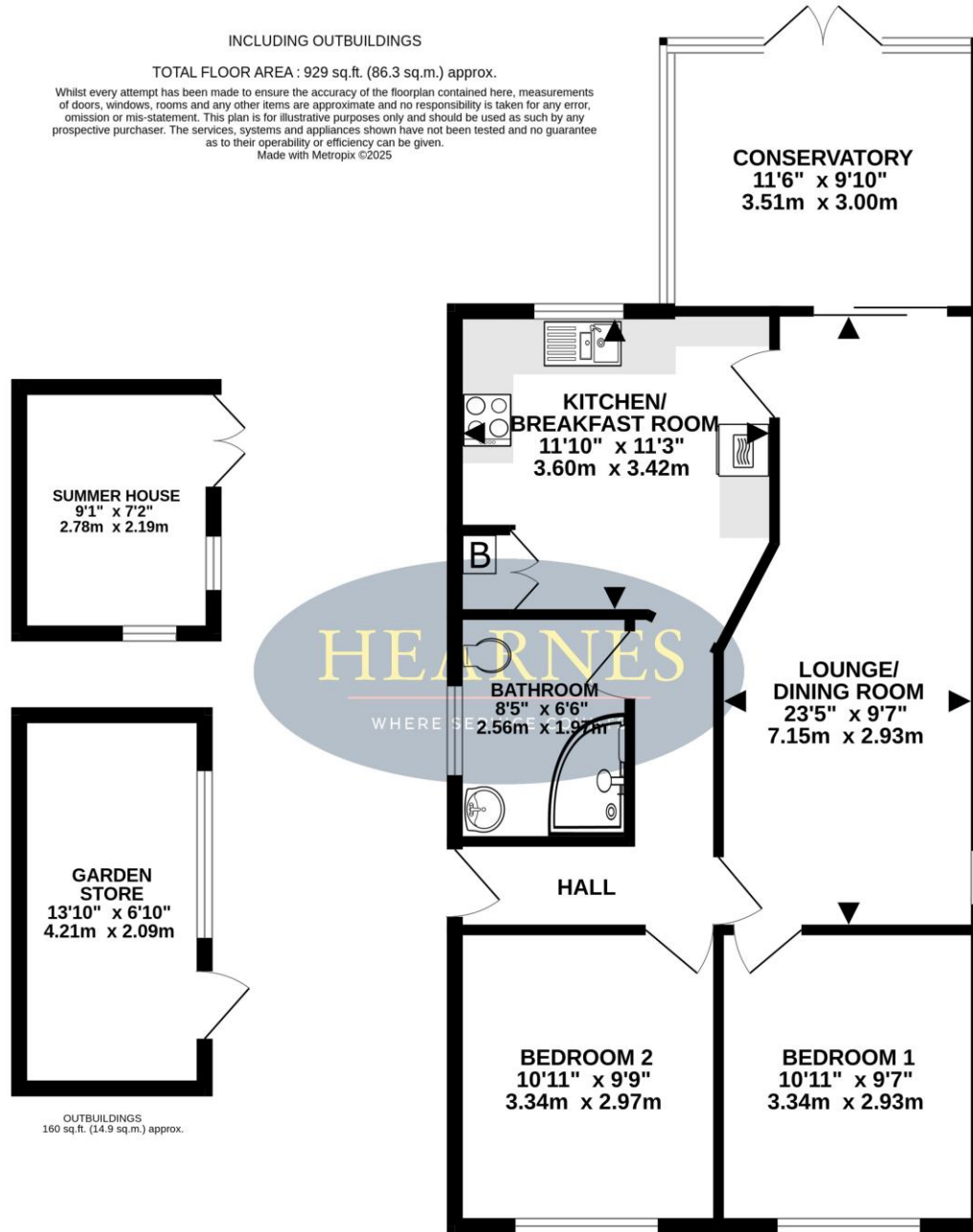




INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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