



**HEARNES**

WHERE SERVICE COUNTS

**24 Davis Road, Parkstone,  
Poole, Dorset, BH12 2BB**

# 24 Davis Road, Parkstone, Poole, Dorset, BH12 2BB

## FREEHOLD GUIDE PRICE £475,000

A beautifully presented 3 bedroom, 2 reception room detached home with extended ground floor kitchen/dining room, delightful private garden, set in a convenient location within a few hundred yards of local shops. Built around 1928, the property has been modernised and updated with a relaxed feel and aspects that allow plenty of natural light to pour in throughout the day. The home offers a ground floor reception room to the front, utility room, cloakroom and at the heart of the home is a wonderful open plan living/dining/kitchen area, leading to the rear garden. Upstairs are 2 double bedrooms, a single bedroom/study and family bathroom. Quality touches include solid oak flooring throughout most of the property, tiled kitchen with underfloor heating, contemporary kitchen with integrated appliances, updated bathroom and modern décor.

- Generous sized extended 3 bedroom detached family home
- Immaculately presented throughout, making it a 'turnkey' home
- A spacious ground floor with front reception room (presently used as a multifunctional room)
- Wonderful open plan rear of the home to include a living/dining/kitchen area with feature skylight and triple bi-fold doors to the garden. The area is well planned with a cosy 'sung' area opening into a kitchen/dining room. This moves seamlessly into an outside patio where 'outside and inside' fuse; a fabulous place to entertain!
- Contemporary kitchen, with underfloor heating having a range of cream handleless, soft close units with oak work tops over and fitted with integrated Neff appliances to include a 5 ring gas hob, extractor, double oven, dishwasher and space for American style fridge/freezer
- Separate utility room housing combination boiler, further storage units and having space/plumbing for washing machine and tumble dryer
- Downstairs cloakroom with built in cloaks cupboard
- Bedroom one with bespoke full height, mirror fronted wardrobes with hanging space, integrated drawers and central tv point
- Fully boarded loft with pull down wooden ladder
- Modern bathroom with attractive tiling and shower over the bath, contemporary wash basin with vanity unit
- Double glazed windows with some fitted blinds and gas central heating
- A delightful 2 tiered garden with a very private and secluded flag stone style patio, leading straight from the kitchen, making it an ideal outside dining space. Steps lead to a lawned garden and raised deck at the rear; an ideal spot to catch the afternoon and evening sun. This well designed garden enjoys the sun throughout the day and further has a garden shed, outside tap, electric sockets, lighting and side access to the front
- Off road parking

Set in a convenient road within a few hundred yards of Ashley Road in Parkstone with its array of shops and eateries facilities. The Branksome Business Park is under half a mile away along with Branksome Station, and Recreation Ground. Penn Hill is just over a mile, Ashley Cross 1.5 miles and Poole Town Centre, 2 miles. The local Heatherlands school is extremely popular and are hundred yards away.

COUNCIL TAX BAND: C

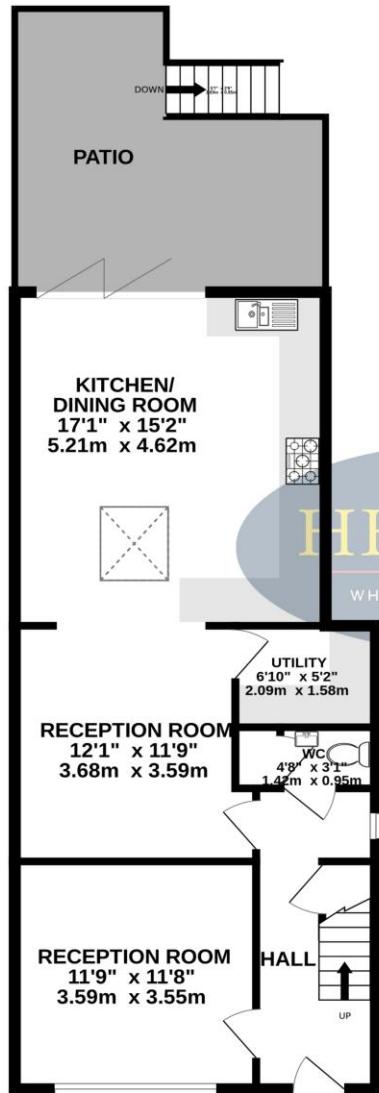
EPC RATE: C

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.

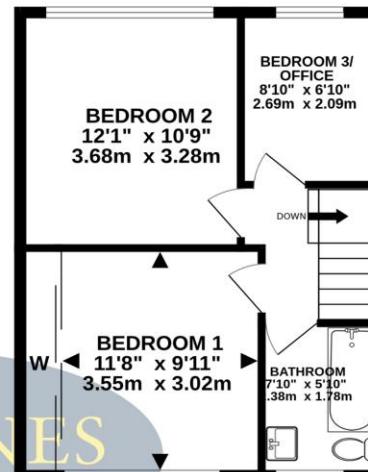




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



FIRST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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 only. 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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