

**15 Hobbs Road, Parkstone,  
Poole, Dorset, BH12 3NP**

**HEARNES**

WHERE SERVICE COUNTS



# 15 Hobbs Road, Parkstone, Poole, Dorset, BH12 3NP

## FREEHOLD PRICE £335,000

A delightful 3 bedroom detached home, set on a corner plot with a wonderful southerly facing, very private garden and blocked paved driveway for 2 cars. Built in 2010, this modern home offers a relaxing lounge/dining room with doors out to the garden, separate kitchen and cloakroom on the ground floor with 3 bedrooms and a family bathroom on the first floor. The home further offers gas central heating, double glazing and is sold vacant with no forward chain.

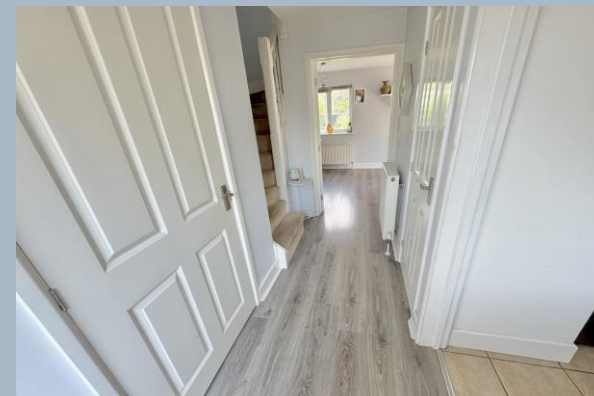
- Attractive detached 3 bedroom home built in 2010
- Generous lounge/dining room with doors out to the garden
- Modern fitted kitchen in a range white units with work tops over and fitted with integrate induction hob, oven and extractor. Space for washing machine and fridge/freezer
- Ground floor cloakroom
- Laminate flooring through the entrance hall and into the lounge/dining room
- Modern décor throughout
- Family bathroom having a white suite white shower over the bath
- Gas central heating and double glazing
- Set on a generous corner plot
- Very private, level, southerly facing garden with decked area for dining/relaxing, good size lawn, storage shed and all enclosed by mature trees and plants, providing excellent privacy. Further side garden area for storage
- Block paved driveway having parking for 2 cars
- Sold vacant with no forward chain

Hobbs Road is located off Worrell Drive in Rossmore and is situated within a mile of Knighton Heath Golf Club and half a mile of Bourne Valley Nature Reserve. It is conveniently located within a mile of Tower Park with its leisure amenities and superstore and within 3 miles of Bournemouth and Poole Town Centre. A local Co-Op is within half a mile for everyday conveniences.

Council Tax: C

EPC Rate: C

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



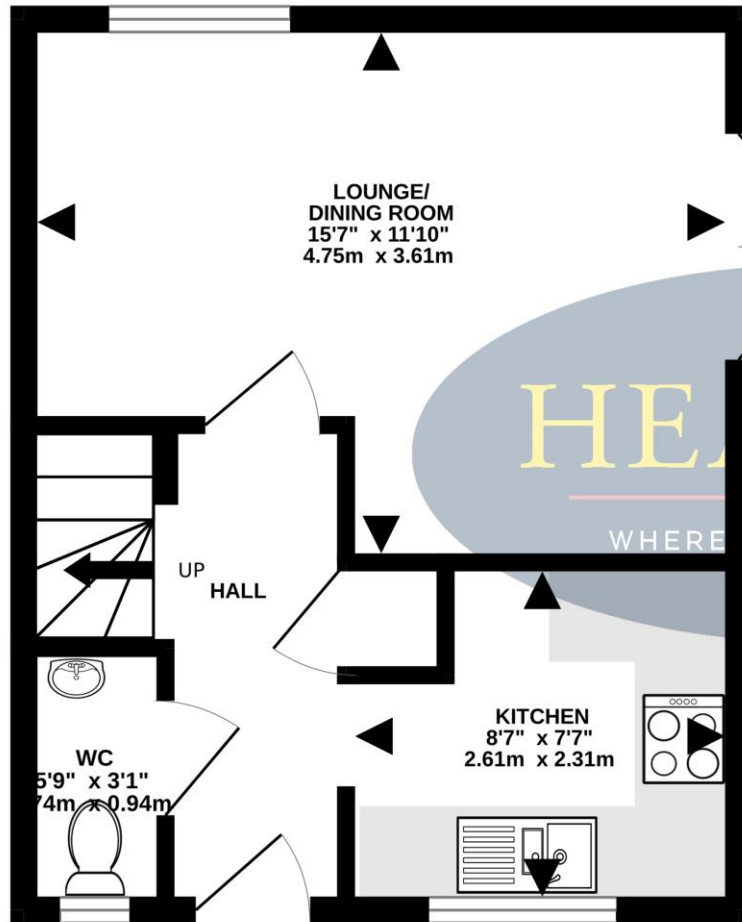




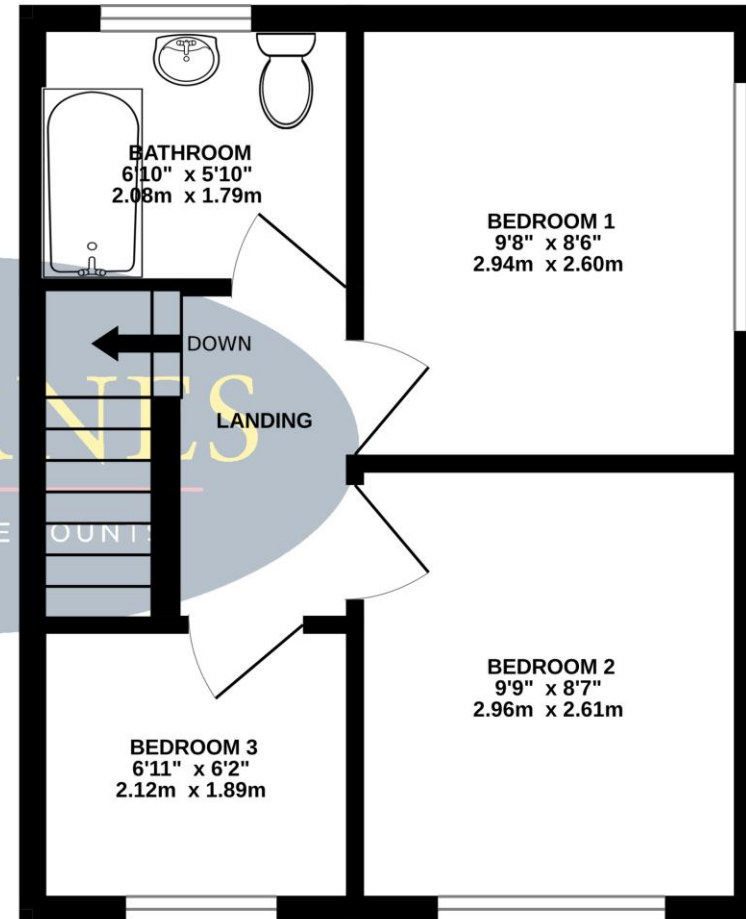


TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

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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GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.







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