



LINKHOMES
ESTATE AGENTS

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33 Wayne Road, Poole, Dorset, BH12 3LF
Guide Price £340,000

**** CHARMING TWO BEDROOM BUNGALOW **** Link Homes Estate Agents are delighted to offer for sale this beautifully-presented two bedroom bungalow situated in the heart of Parkstone. Benefitting from an array of standout features including a stylish open-plan kitchen/dining room, a separate living room with bay windows and a feature fireplace with the option to install a woodburner, two double bedrooms with built-in wardrobes, an immaculate four-piece family bathroom with his and hers basins, an extensive cellar which is perfect for storage, a tiered and landscaped garden leading to the single garage and allocated parking space. This is a must-view to appreciate the quality of the accommodation on offer!

Wayne Road is a short walk to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the ever-popular Ashley Cross and it's array of independent bars, restaurants and Ashley Cross Green. Closeby, you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Homebase and Everlast gym is also on site. Wayne road is situated in a great location for schools, some of these include Livingstone Infant School, Livingstone Junior School, Ocean Academy and St. Edwards RC & CofE School. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. Parkstone and Branksome Train Station also sit within walking distance from the property and connect to the mainline which takes you directly to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Kitchen/Dining Room

Smooth set ceiling, ceiling lights, downlights, aluminium frosted door to the side aspect, UPVC double-glazed windows to the side and rear, built-in storage with sliding doors with mirrored front, feature divider, radiators, wall and base mounted soft-closing units, feature worktops, one and half bowl composite sink with mixer tap, space for an American-style fridge/freezer, Logic induction hob, integrated oven with overhead extractor fan, power points with USB charging ports, tiled splashback, built-in pantry, integrated dishwasher, built-in bin storage and luxury vinyl flooring.



Hall

Smooth set ceiling, downlights, loft access, smoke alarm, consumer unit and tiled flooring.

Living Room

Coved and smooth set ceiling, ceiling light, wall lights, double-glazed UPVC bay window to the front aspect, radiator, feature fireplace with the option to install a woodburner, power points, internet point, telephone point and laminate flooring.



Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double-glazed window to the rear aspect, radiator, built-in wardrobes with mirrored front, power points with USB charging, storage cupboard and laminate flooring.

Bedroom Two

Coved ceiling, downlights, double-glazed UPVC bay window to the front aspect, radiator, triple built-in wardrobes with mirrored front, power points, thermostat and laminate flooring.



Bathroom

Smooth set ceiling, downlights, extractor fan, fully-tiled, aluminium double-glazed window to the side aspect, panelled bath with extra shower head, walk-in waterfall shower with extra showerhead and glass shower screen, his and hers basins with soft-close storage below and feature lighting, toilet, wall-mounted mirror with feature lighting, two wall-mounted stainless steel heated towel rails and tiled flooring.

Cellar

Space for a washing machine, space for a tumble dryer, Combi boiler, power points and extensive storage offering power and lighting.

Outside

Garden

Tiered garden with laid to lawn and artificial lawn, a decking area, lean-to, outside power points, outside lighting, feature side planters, surrounding shrubbery, footpath to the garage. The garage has an up and over door with an allocated parking space beside, accessed via a private road.

Front Garden

Mature front garden, gated side access to the rear garden, patio steps leading to the house with a handrail, raised sleepers, gravel stones and surrounding shrubbery.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £4,500
Additional Property: £14,700

