



32 Lyell Road, Parkstone, Poole, Dorset BH12 2NE

GUIDE PRICE £400,000 Freehold

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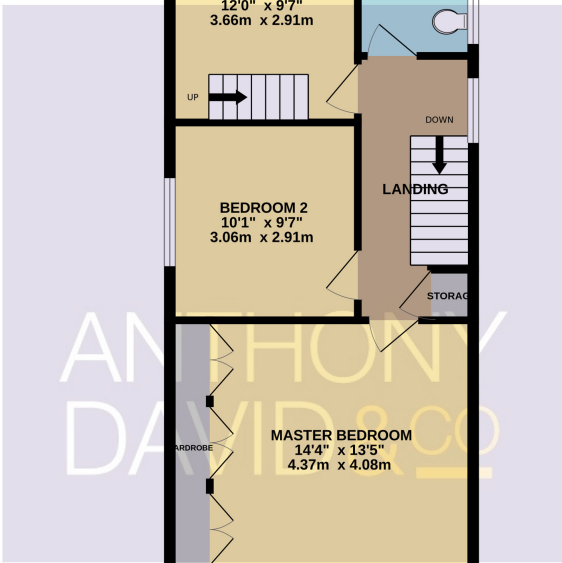
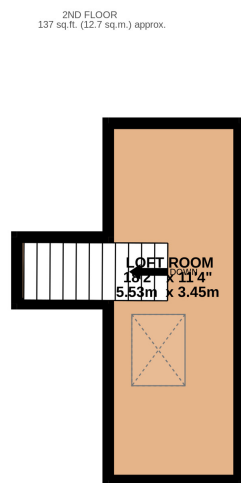
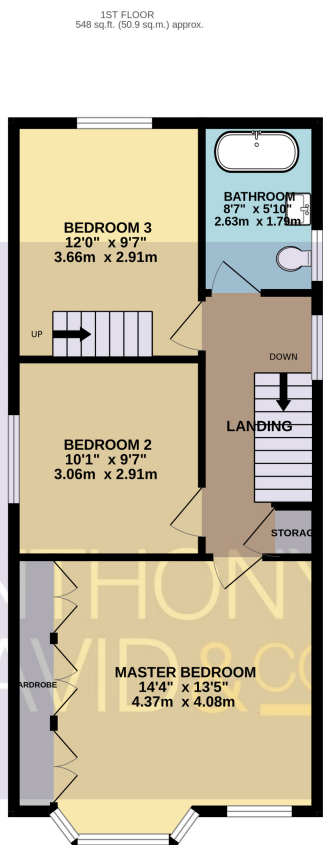
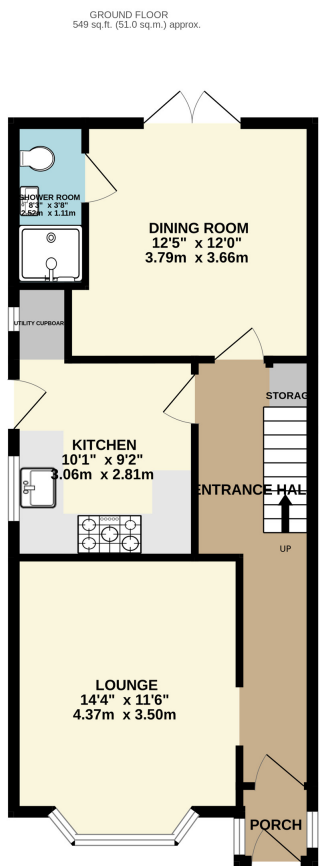
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01202 677444

\*\*\*GUIDE PRICE £400,000-£415,000\*\*\* A stunning three double bedroom detached house conveniently situated in this quiet cul-de-sac in Parkstone a short distance away from the popular Ashley Road with it's array of shops, amenities and central bus routes. This superb family home has been tastefully modernised and internal viewing is imperative to appreciate the stylish accommodation on offer, which comprises: lounge, contemporary kitchen, dining room, downstairs shower room, loft room and bespoke bathroom. Externally there is a good sized rear garden being mainly laid to lawn with sun patio area. To the front the extended driveway provides off road parking for two cars. Further features of this turn key home include: Built in wardrobes to master bedroom, 'Range' cooker to kitchen, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Infants, Heatherlands Primary, St Edwards RC/CoE Secondary and Poole High School.

**ANTHONY  
DAVID & CO**





TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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 Doors to

Lounge 14' 4" x 11' 5" (4.37m x 3.48m)

Kitchen 10' 8" x 9' 3" (3.25m x 2.82m)

Dining Room 12' 8" x 11' 0" (3.86m x 3.35m)

Shower Room 6' 6" x 3' 7" (1.98m x 1.09m)

Landing Doors to

Bedroom One 15' 1" x 14' 5" (4.60m x 4.39m)

Bedroom Two 10' 1" x 9' 3" (3.07m x 2.82m)

Bedroom Three 12' 1" x 8' 7" (3.68m x 2.62m)

Bathroom 8' 6" x 5' 6" (2.59m x 1.68m)

Loft Room 18' 1" x 6' 6" (5.51m x 1.98m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C

Agents Note The EPC was carried out prior to works being done.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Property Misdescriptions Act 1991  
Property details contained herein do not form part 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.