



8 Brixey Close, Parkstone, Dorset BH12 3PE

£324,950 Freehold

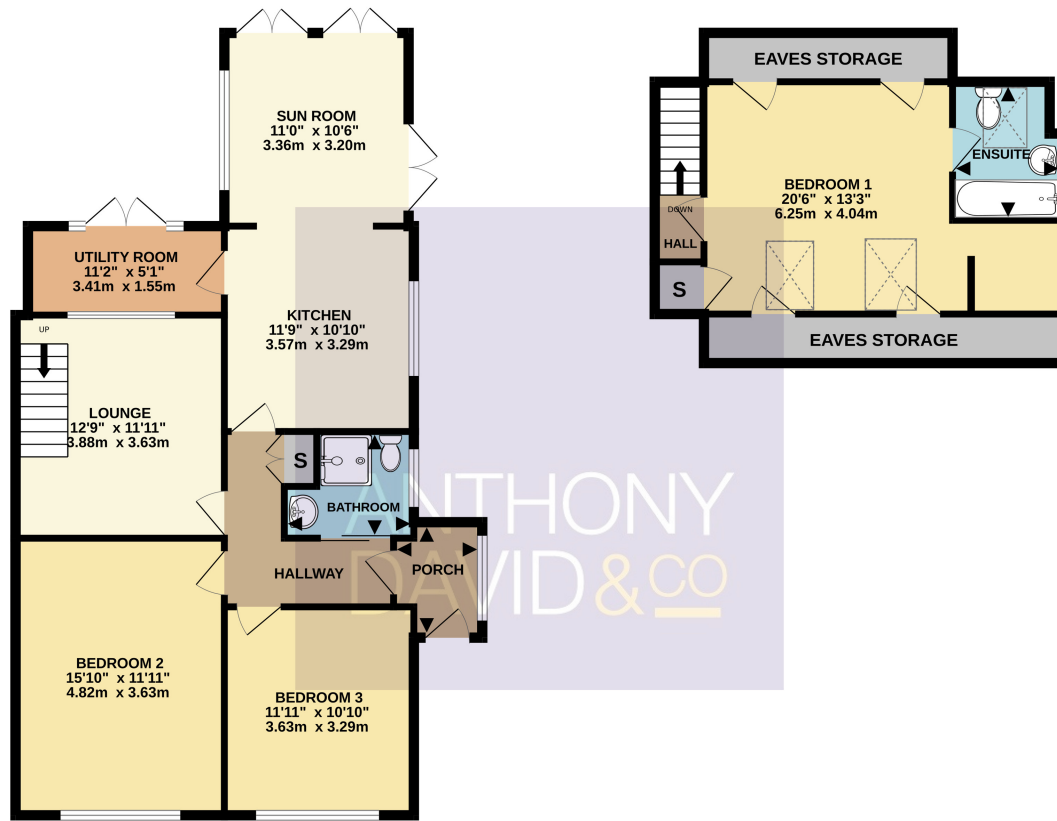
info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

A spacious three double bedroom semi-detached chalet style bungalow conveniently situated in this quiet cul-de-sac position in the heart of Parkstone close to local shops, amenities and central bus routes. This pretty family home presents light and airy living throughout and internal viewing is highly advised to appreciate the circa 1300 sq ft on offer comprising: lounge, kitchen, utility room, sun room, three double bedrooms, en-suite to master bedroom and downstairs shower room. Externally, the property boasts a well maintained west facing garden mostly laid to lawn with both a shingled seating area and patio area, housing summer house/storage. To the front, the shingled driveway provides ample parking for multiple vehicles as well as side access to the rear. Further features of this well-loved home include: five-ring range cooker to kitchen, French patio doors to sunroom, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Juniors, St Josephs Primary and St Aldhelms Secondary. ** NO FORWARD CHAIN **

ANTHONY
DAVID & CO

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



Porch 6' 7" x 5' 11" (2.01m x 1.80m)

Hallway Doors to

Lounge 12' 9" x 11' 11" (3.89m x 3.63m)

Kitchen 11' 9" x 10' 10" (3.58m x 3.30m)

Sun Room 11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom Two 15' 10" x 11' 11" (4.83m x 3.63m)

Bedroom Three 11' 11" x 10' 10" (3.63m x 3.30m)

Utility Room 11' 2" x 5' 1" (3.40m x 1.55m)

Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)

Landing Doors to...

Bedroom One 20' 6" x 13' 3" (6.25m x 4.04m)

En-Suite 6' 4" x 7' 11" (1.93m x 2.41m)

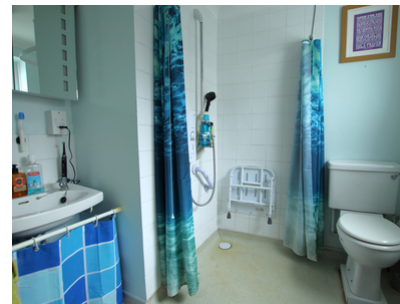
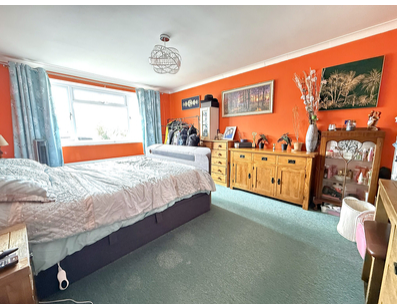
Garden Enclosed, West-Facing

Driveway Ample Off-Road Parking

Council Tax Band C

TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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.
Made with Metropix ©2023



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

Property details contained herein do not form part of all 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.