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## 42 Cynthia Road, PARKSTONE, Dorset BH12 3JF

£425,000

### The Property

Brown and Kay are pleased to market this extremely well presented three/four bedroom detached family property with a delightful, sunny aspect garden to the rear. The home affords spacious accommodation throughout with many benefits to include a ground floor cloakroom, more than generous lounge/dining room, additional reception room/bedroom four with access to the garden, bright and well fitted kitchen, three first floor bedrooms and four piece bathroom.

The property is situated in this popular residential area with many local amenities and schools catering for children of different ages close to hand. Ashley Road high street with its varied range of shops, cafes and restaurants serves the local area together with bus services which operate to surrounding areas. Further afield you can enjoy everything Poole town centre has to offer as well as historic Poole Quay with its pretty harbour waterfront, and also nearby is the famous Sandbanks with its miles upon miles of impressive sandy beaches.

### ENTRANCE HALL

Spacious entrance hall with access to the following rooms:-

### CLOAKROOM

Double glazed window to the side aspect, radiator, wash hand basin and low level w.c.

### LOUNGE/DINING ROOM

25' 0" x 12' 6" (7.62m x 3.81m) Double glazed bay window to the front aspect, radiator, fireplace surround.

### KITCHEN

16' 11" x 7' 10" (5.16m x 2.39m) A particular feature of the home is the bright and well fitted kitchen equipped with a range of modern wall and base units with complimentary tiling to both walls and floor, inset sink drainer with cupboards under, cupboard housing boiler, space and plumbing for dishwasher, space and plumbing for washing machine, space for cooker, double glazed door to the rear garden.

### OFFICE/SNUG/BEDROOM FOUR

11' 7" x 7' 10" (3.53m x 2.39m) Double glazed door to the rear garden, radiator.

### FIRST FLOOR LANDING

Double glazed window to the side aspect.

### BEDROOM ONE

11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to the rear aspect, radiator.

### BEDROOM TWO

11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to the front aspect, radiator.

### BEDROOM THREE

8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to the rear aspect, radiator.

### BATH & SHOWER ROOM

8' 0" x 7' 7" (2.44m x 2.31m) Double glazed window, suite comprising corner bath, wash hand basin, low level w.c. and corner shower cubicle, heated towel rail and tiled walls.

### FRONT OF PROPERTY

The front of the property is arranged with ease of maintenance in mind and provides off road parking.

### SUNNY ASPECT REAR GARDEN

Well tended garden which enjoys a lovely sunny aspect with paved patio area abutting the property, the remainder is laid to shaped lawn with shingled pathway, flower and shrub borders and fence surround.

### COUNCIL TAX - BAND D