



HEARNES

WHERE SERVICE COUNTS

**33 Phylton Road, Parkstone
Poole, Dorset, BH12 3DQ**

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FREEHOLD GUIDE PRICE £325,000

An immaculately presented 2 double bedroom detached house built in 2019 by Onshore Homes positioned at the end of a quiet cul-de-sac. The property is stylishly presented, with the ground floor offering a generous open plan multifunctional reception room, utility cupboard and downstairs cloakroom. The second floor comprises of 2 double bedrooms with the master having a useful wardrobe recess ideal for adding hanging space or shelving. A particular feature is the 5m, 'Jack and Jill' bathroom which has been fitted in a contemporary white suite with separate large shower cubicle and sumptuous tiling. The rear garden is westerly facing, low maintenance and has been revamped with contemporary slabs with surrounding high fences and shingles. Other benefits include underfloor heating with updated ceramic tiled flooring on the ground floor, off road parking for 1 vehicle and being offered with no forward chain. This property has been a much-loved home since it was built, and the current owners are offering to fully repaint the interior throughout upon completion.

- An immaculately presented 2 double bedroom detached house built in 2019
- Exceptionally spacious open-plan kitchen, living and dining area featuring a contemporary kitchen with stylish units, worktops above, and integrated appliances including an electric fan oven and grill, electric hob, dishwasher, fridge, and freezer, plus a convenient breakfast bar
- Downstairs cloakroom and utility cupboard with plumbing for washing machine
- Superb large bathroom including walk-in shower, bath, wash hand basin with vanity unit below, wc and with 'Jack and Jill' access from master bedroom
- Low maintenance westerly facing rear garden
- Remainder of new build warranty
- Gas fired underfloor heating on the ground floor, with radiators on the first floor
- Gas central heating and double glazing throughout
- Off road parking for 1 vehicle
- Current owners will repaint the interior throughout upon completion
- No forward chain!

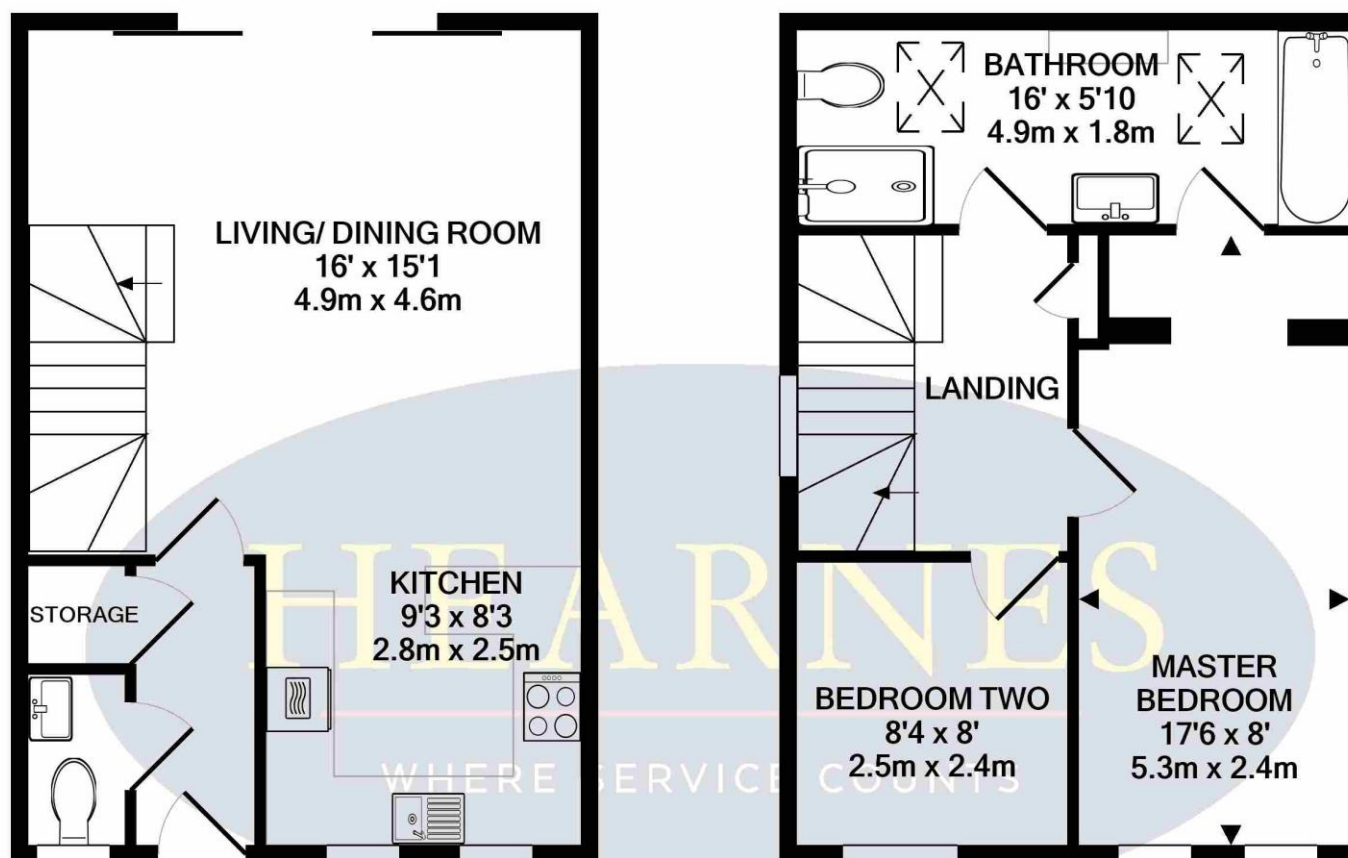
Phylton Road is an extremely convenient location, set just over 300m from the range of shops and restaurants in Ashley Road with approximately 800m to Waitrose. Poole Town Centre is just over 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is less than 1½ miles away with a popular boating lake, crazy golf, tennis courts, pitch and putt, cycle track, miniature train ride plus much more. Bournemouth town centre is 3.5 miles away, Ashley Cross is within one mile and Westbourne is 2 miles away.

Council Tax Band: C EPC Rating: B

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







GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

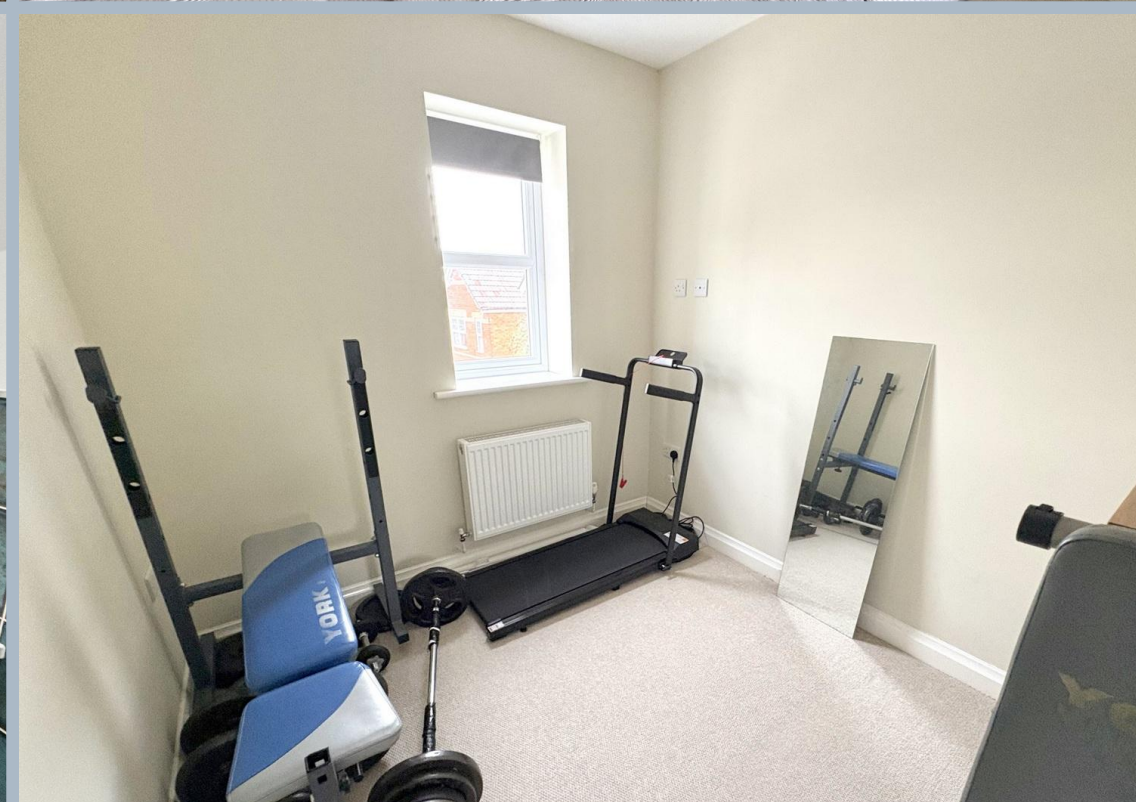
1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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