

**27 Lawson Road, Parkstone,
Poole, Dorset, BH12 3EH**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD GUIDE PRICE £400-415,000

A very unique and individually styled 3 bedroom, 2 reception room chalet bungalow, set on a corner plot with wrap around garden, 2 off road parking spaces and garage. Set in an elevated position, the property is very private from the road, affording a tranquil feel throughout and a very private outlook. The landscaped gardens are a particular feature; there is a feeling of countryside, in the heart of Parkstone! The garden has been thoughtfully planned with an area for planting/vegetable garden, area for relaxing and area of lawn, all contained within structured layers and borders. A high fence to the front and side, screens the home from the road, with central steps leading to the front door. The sheds and outhouses are a wonderful place to carry out manual work and potter, with a detached garage, at road level. Internally the home is set apart from others with its mid-century feel, blending minimalism with functionality to create a Scandinavian feel with neutral and earthy colours. The owners have taken the house back to its bare bones, and created a home of peace and calm, where energy flows through bringing the outside, inside. Wooden floors, plain plastered walls, painted brick, open doorways, are a few of the interesting features.

- Unique 3 bedroom, 2 reception room chalet bungalow set on an elevated corner plot
- Mid-century feel throughout blending minimalism with functionality
- Sitting room with log burner, and cosy lounge
- 2 ground floor bedrooms with further first floor bedroom
- Refitted shower room with double shower
- Refitted kitchen with fitted black unit work tops over and having a 6 burner range with double oven and extractor above, undercounter, dishwasher, fridge and freezer. Open doorway to reception room and door to garden room
- The owners have put in a heating system, new electrics and a water softener
- Wooden floors, plain plastered walls, open doorways
- Garden room with plumbing and space for washing machine and tumble dryer and further lean to room
- Outside potting shed and workroom
- Set on the corner of Upper Road and Lawson Road, the home enjoys an elevated position with views over the green space in front
- Gravel driveway located on Upper Road with garage on Lawson Road

Set on the corner of Lawson Road and Upper Road, the home is within half a mile of Branksome Recreation Ground, Heatherlands School and the shops at both Ashley Road in Parkstone and Branksome Retail Park. Poole and Bournemouth Town Centres are just over 2 miles away, with excellent rail and National bus links, close by.

COUNCIL TAX BAND: C

EPC RATE: E

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.

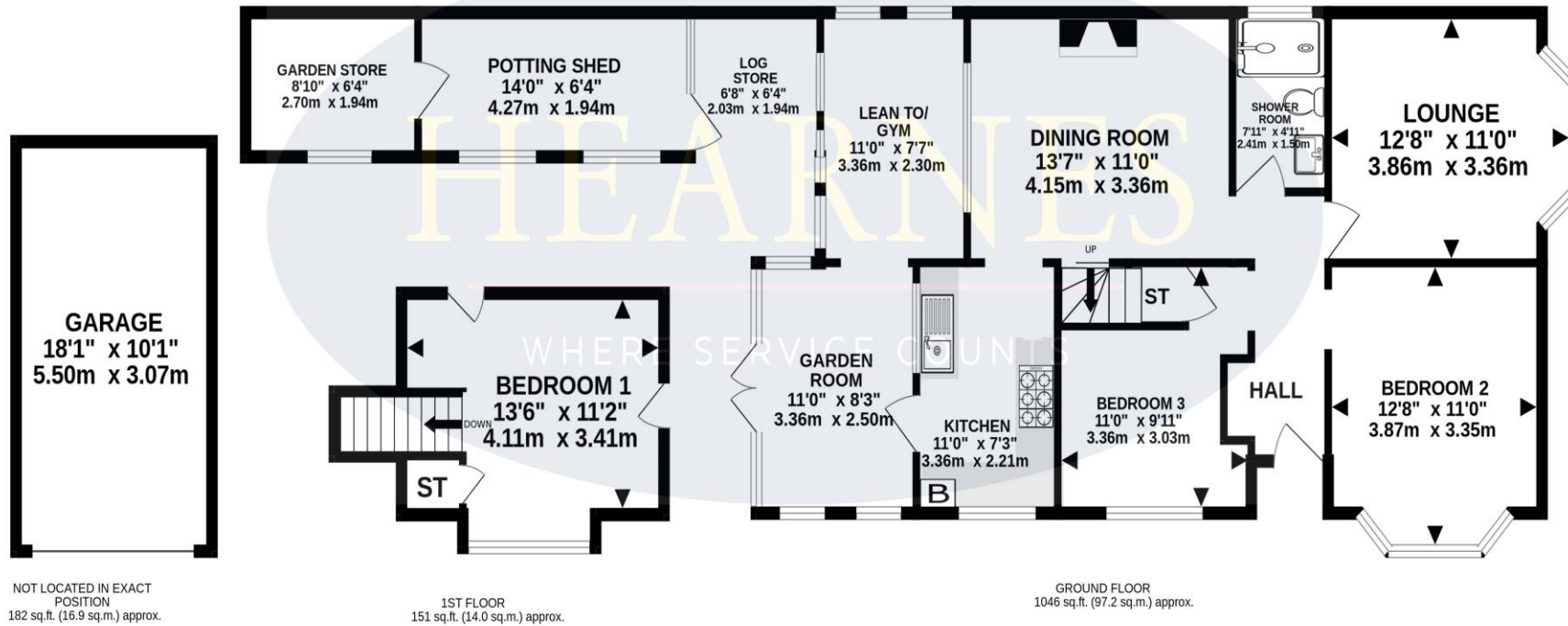




TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

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.

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