



**Library Road, Parkstone, Poole,
Dorset, BH12 2BG**

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Freehold £415,000

A beautifully presented 3 bedroom, 2 reception room Victorian detached home, with off road parking, large southerly facing garden and 2 garden rooms. The home has been lovingly restored by the current owners and is tastefully and stylishly refurbished. Offering a stunning dining room, with exposed brick feature wall and log burner, opening up into a cosy sitting room with bay window and plantation shutters. There is a good sized kitchen, overlooking the rear garden with space for a breakfast table. The property is decorated in soft neutral tones, has pale wood effect flooring, gas central heating and double glazing. The southerly facing garden is approximately 80 ft long and enjoys the sun throughout the day.

- Beautifully presented 3 bedroom Victorian home, blending the character of the age of property with modern styling
- Rather a Scandinavian feel downstairs with open plan living, to include a dining room and sitting room, exposed brick fire surround, log burner, wood effect flooring and plantation shutters
- Spacious kitchen with views over the garden and units with hob, extractor, oven fitted and space and plumbing for washing machine and fridge/freezer
- Good size southerly facing garden with paths, lawn and to the rear a summer house and a workshop. (The garden currently has a cat run and cat house outside, that could be left or taken away) The garden is flat and not overlooked from the rear
- 3 bedrooms upstairs and a family bathroom with shower over the bath
- Gas central heating and double glazing
- Off road parking for one car
- Moments from Branksome Recreation Ground

Set in the quiet end of Library Road, on the one way portion of the road, the property is within a few hundred yards of Branksome Recreation Ground in Parkstone. The shops at Ashley Road with its array of shops, eateries facilities is within half a mile. The Branksome Business Park is under half a mile away along with Branksome Rail Station. Penn Hill is just over a mile, Ashley Cross 1.5 miles and both Poole Town Centre and Bournemouth approximately 2 miles away.

COUNCIL TAX BAND: C

EPC RATE: C

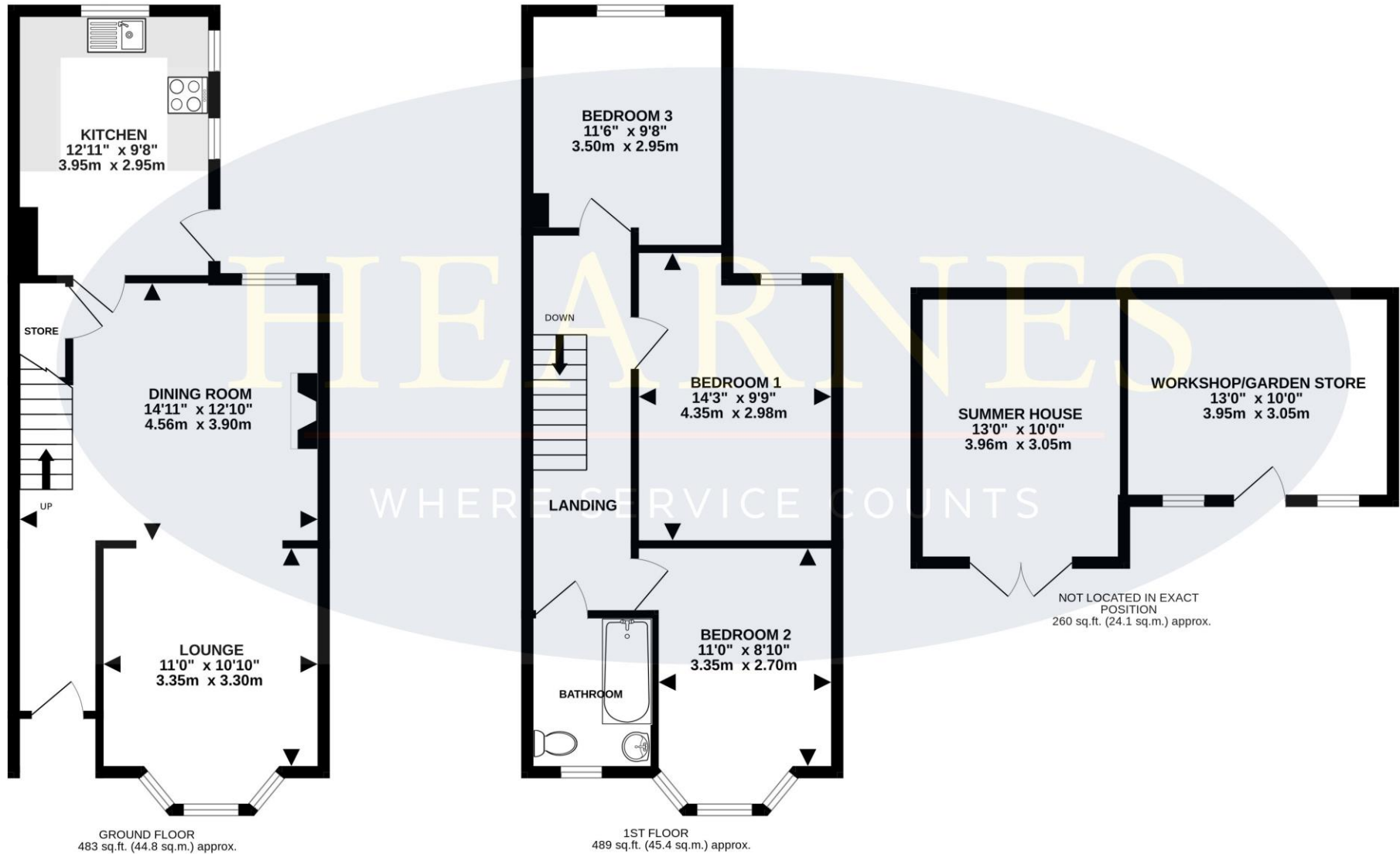
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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