



**77b Brixey Road, Parkstone, Poole,
Dorset, BH12 3EY**

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Freehold Price £350,000

Ready to move now? All finished and completed is this delightful brand new spacious 2 double bedroom semi-detached home, forming part of a development of just 3 homes. Set down a private driveway, this contemporary property is finished to a high specification, boasting a kitchen/dining room, all fitted with integrated appliances, and bi folding doors out to the garden, ground floor cloakroom and good sized first floor accommodation to include 2 double bedrooms and luxury bathroom. The home feels bright with an abundance of light shining in and further offers a block paved driveway with 2 parking spaces, EV charging point, air sourced heat pump and private fully enclosed rear garden

- Delightful, spacious 2 double bedroom brand new semi-detached home
- Attractive contemporary build with striking contrasting red brickwork with black double glazed windows
- Beautiful, semi open plan accommodation to include a kitchen/dining room with bi folding doors onto the garden
- Separate lounge
- Kitchen fitted in a range of contrasting grey and stone coloured handle less units with complimentary slim work tops over. High quality integrated appliances to include induction hob, oven, separate grill, extractor, dishwasher, fridge/freezer and washing/machine
- Downstairs cloakroom
- Wood effect flooring on the ground floor with carpets upstairs
- Luxury bathroom having a double walk in shower, separate bath, wc and wash hand basin
- Air source heat pump and double glazing
- EV charging point promoting an energy efficient lifestyle
- Block paved driveway having parking for 2 cars
- Low maintenance and very private rear garden
- Set in a development of just 3 brand new home with a 10 year guarantee
- Super location with all amenities on your doorstep
- Ready to move in!

Once the houses are occupied, a self-running management company will be set up with a contribution from all 3 properties for the care and maintenance of the driveway and outside lighting

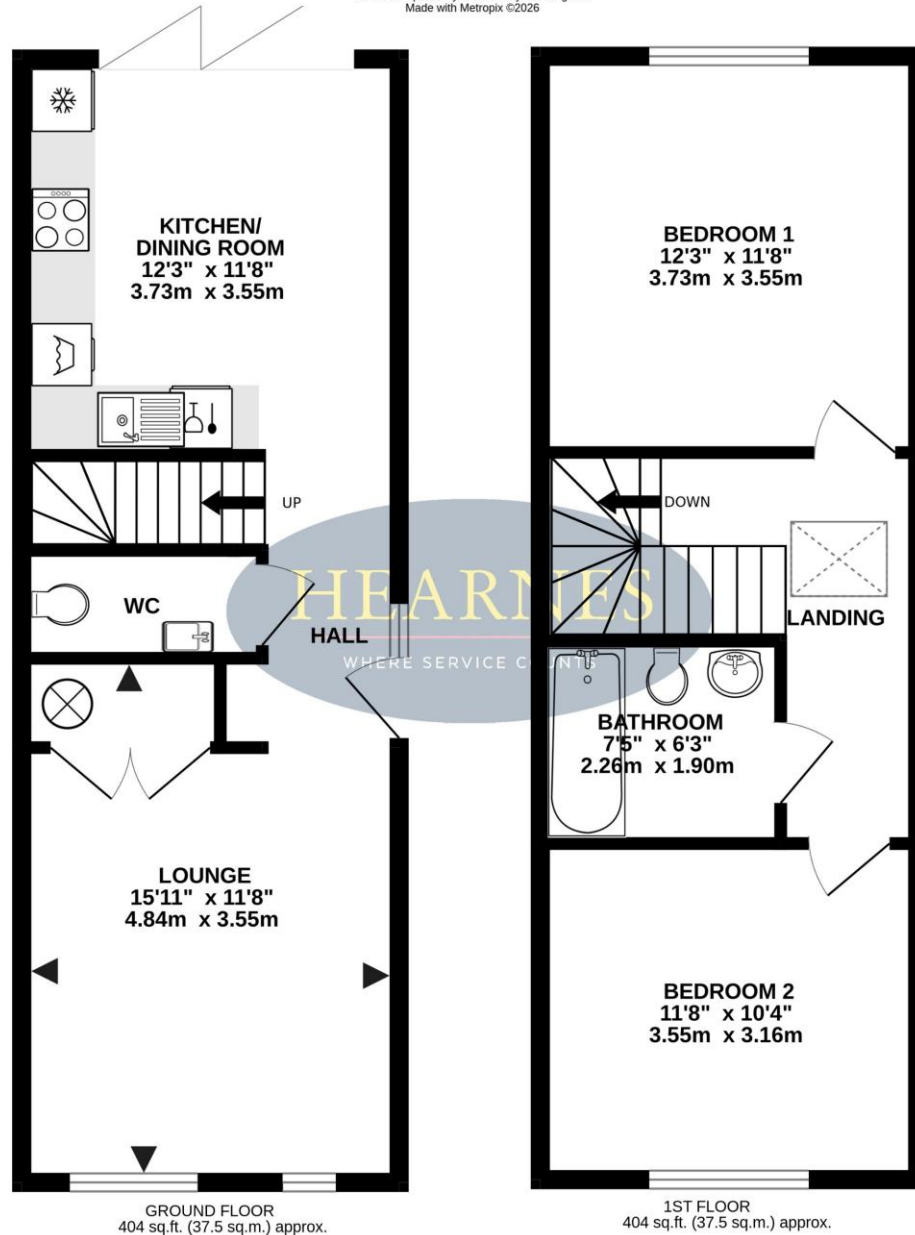
Conveniently situated in Parkstone, the property is a short walk to local shops and a bus stop, paths leading to parkland and the local Co-op. A little further on are Tesco and Asda Express, Turner's Nursery Park and community garden and access to Bourne Valley Nature Reserve. The shops at Ashley Road are just over half a mile, Bournemouth Town Centre is within 2 miles and Poole Town Centre within 3 miles.

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: 808 sq.ft. (75.0 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

