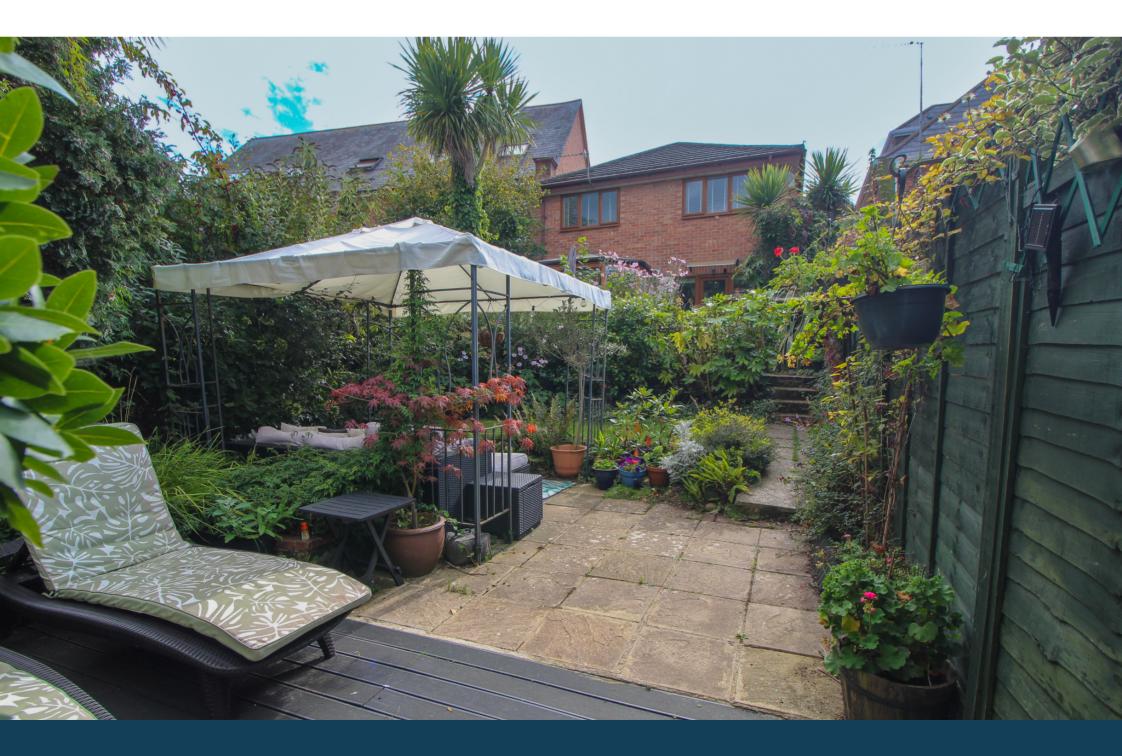
01202 143611

EAEBLL HOWES











Location

Wayne Road is a quiet residential road in this sought after Parkstone location being an attractive home for families, professionals and retirees. The property benefits from easy access to local amenities and transport links and is moments from local beaches.

Wayne Road is moments from Ashley Road in which you will find a wide variety of restaurants, cafes, supermarkets and independent shops. A short distance further is Ashley Cross which offers trendy eateries, boutique bars and alively local scene.

Parkstone Train Station is approximately a 15 minute walk away from the property and there are also frequent bus services available from nearby stops. If travelling by car the A35 offers easy access to Poole Town Centre and Bournemouth.

Branksome Retail Park is closeby and Poole Park, Whitecliff Recreation Ground and Sandbanks are also ashort drive way.

Accommodation

The property is approached via a side aspect door to the elevated ground floor accommodation where you will find all four bedrooms and a modern bathroom with a separate shower. There is access to the loft space from here also. There are stairs leading down to the lower floor where the spacious living room, conservatory, kitchen / diner and W/C are located. The large rear garden is accessed from this level from either the kitchen or the conservatory.

Bedroom One

4.66m x 3.32m (15' 3" x 10' 11")

Bedroom Two

3.32m x 3.23m (10' 11" x 10' 7")

Bedroom Three

2.82m x 2.73m (9' 3" x 8' 11")

Bedroom Four

3.23m x 2.82m (10' 7" x 9' 3")

Bathroom

2.36m x 1.88m (7' 9" x 6' 2")

Kitchen/Dining Room

6.68m x 2.82m (21' 11" x 9' 3") Spacious room with a modern fitted Kitchen benefiting from an integrated oven, hob and extractor, space for fridge freezer, dishwasher and washing machine, door giving access to the Rear Garden.

Living Room

4.65m x 3.32m (15' 3" x 10' 11") Spacious room with electric fire, access to the Conservatory.

Conservatory

 $3.32 \mathrm{m} \times 2.5 \mathrm{m}$ (10' 11" x 8' 2") Spacious conservatory offering a fantastic view over the mature Rear Garden.

Rear Garden

Tiered Rear Garden which is a real feature of the property, section of lawn, decked area situated next to the Garden Room. The rear garden is well established and has access from the rear. Behind the Garden is further off road parking for approximately three vehicles by the Garage and Store Room.

Outside - Front

Gated, driveway providing off road parking to the front which is landscaped.









