







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 a lively 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 a short 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.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

