



HEARNES

WHERE SERVICE COUNTS

**4 Jennings Road, Lower Parkstone,
Poole, Dorset, BH14 8RY**

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FREEHOLD PRICE £500,000 - £525,000

A detached 2 bedroom, extended bungalow with kitchen/dining/day room, separate sitting room, shower room and set in a popular location with garage, off road parking and low maintenance rear garden. The current owners have enjoyed living here, due to its easy maintenance and excellent location. The home offers a modern kitchen with integrated appliances, modern shower room, solid oak flooring in the entrance hall and lounge, gas central heating and double glazing.

- Detached 2 bedroom, extended bungalow, set in a popular location in Lower Parkstone
- Extended kitchen/dining/day room, with 2 sets of doors leading to the garden and lantern sky light, making it bright and allowing the sun to pour in
- Sitting room with wood effect flooring and feature fire surround
- Kitchen fitted in a range of Shaker style units with granite work tops over and integrated appliances to include 4 ring gas hob, with extractor over and over below, fridge/freezer, wine fridge, space for dishwasher (plumbing for washing machine in garage)
- Shower room with double shower, wc, and wash basin fitted into a vanity unit
- Double glazed and gas central heating
- Single garage and off road parking for 2 cars
- Incredibly private and fully enclosed low maintenance garden
- Very popular location

Jennings Road has everything on its doorstep, so hugely convenient for modern living. Whitecliff Harbourside Park is half a mile away offering harbourside walks, children's play area and great open space for dog walkers. This popular location is ideal for families, with a great selection of schools nearby and good for local shops at the end of Pottery Road to include a post office, butcher, beauty salon and hardware store. Ashley Cross shops, bars and restaurants are within a mile and so is Penn Hill. Sandbanks beach which is approximately 3 miles away and Poole Park under 2 miles. The property falls into catchment areas for Lilliput First School and Baden Powell Junior School, and right by the bus route to the Grammar schools. It is also convenient for retirees with bus routes on hand and the beach and sea within 2 miles.

COUNCIL TAX BAND: D

EPC RATE: C

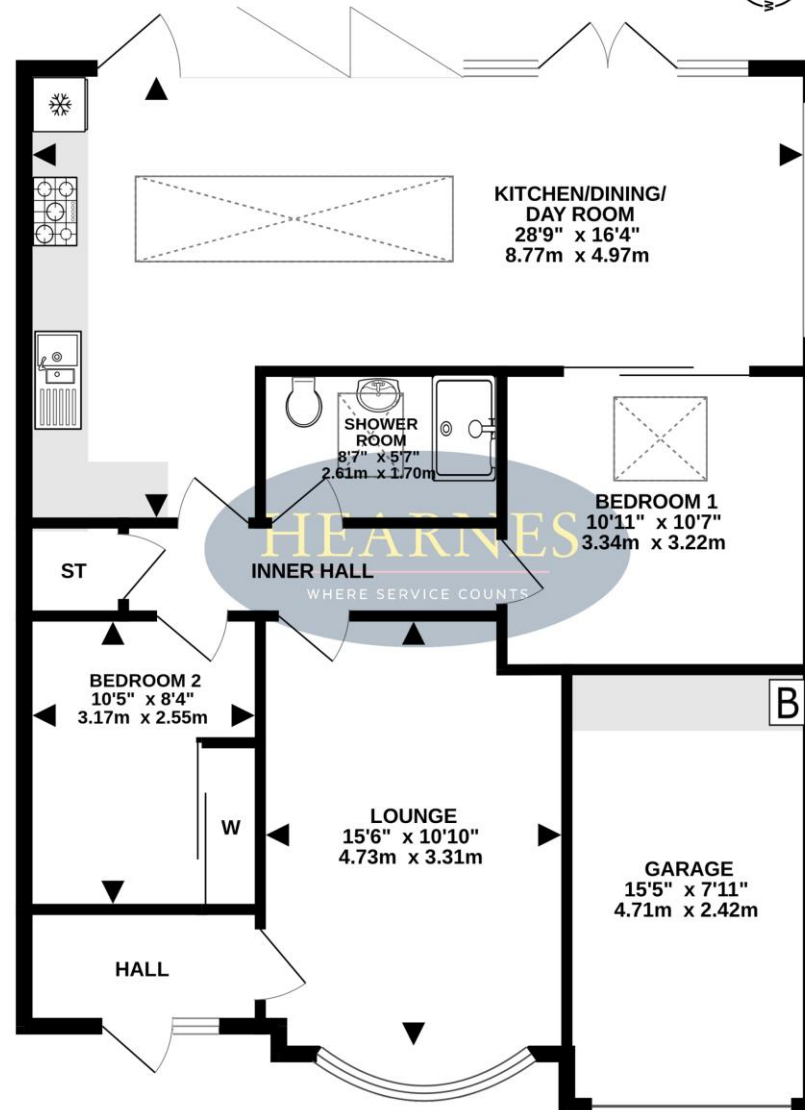
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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www.hearnes.com

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