

**Wayne Road, Parkstone, Poole,  
Dorset, BH12 3LF**



# Wayne Road, Parkstone, Poole, Dorset, BH12 3LF

## FREEHOLD PRICE £340,000

A well presented and unique 3 bedroom detached bungalow with a modern bathroom, cellar, large loft and detached garage. This delightful property is situated in a very convenient and quiet location and offers spacious accommodation to include a south facing kitchen/breakfast room opening to a wonderful sun lounge with French doors to the front garden, a separate lounge with bay window, 3 bedrooms and a modern 3 piece bathroom suite comprising bath with shower, toilet and vanity unit with inset wash hand basin. Steps lead down from the front door to a large tiered enclosed sunny garden with gate to the service road that is accessed via Cranbrook Road, which also provides vehicular access to the detached garage.



- 3 bedroom detached bungalow – 2 double sizes and 1 single
- Modern 3 piece bathroom suite comprising bath with shower, toilet and vanity unit with inset wash hand basin.
- Front aspect lounge with characterful bay window overlooking the front garden
- Fitted kitchen/breakfast room with white fitted cupboards and worksurface over which extends to form a breakfast bar. Integrated appliances to include induction hob and SMEG oven
- Low maintenance front and large rear 2-tiered garden
- Cellar with lighting (restricted headroom)
- Detached garage with electric and lighting
- Gas central heating and double glazing throughout
- Vacant and sold with no forward chain!



Wayne Road is conveniently located 0.3 miles of the shops on Ashley Road Parkstone and 0.9 miles from Parkstone train station. Poole Town Centre is approximately 1.7 miles away. This location is ideal with excellent road links leading out to Bournemouth and Ringwood in one direction and Poole to Dorchester in the other. The Viewpoint at the top of Constitution Hill Road is within a few hundred metres away with its fabulous far-reaching views.

**COUNCIL TAX BAND: C**

**EPC RATE: D**



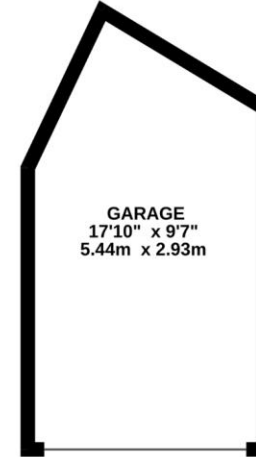
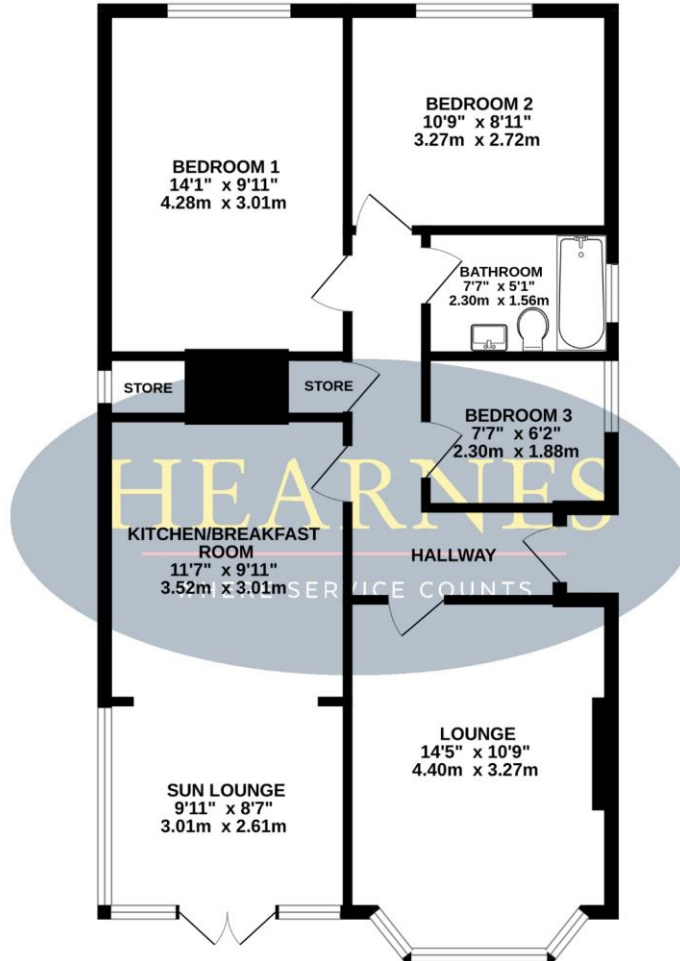
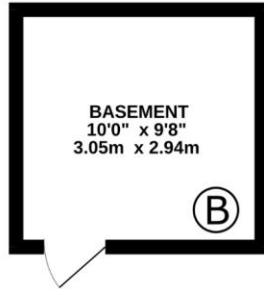
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



BASEMENT  
96 sq.ft. (9.0 sq.m.) approx.

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.

GARAGE  
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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