



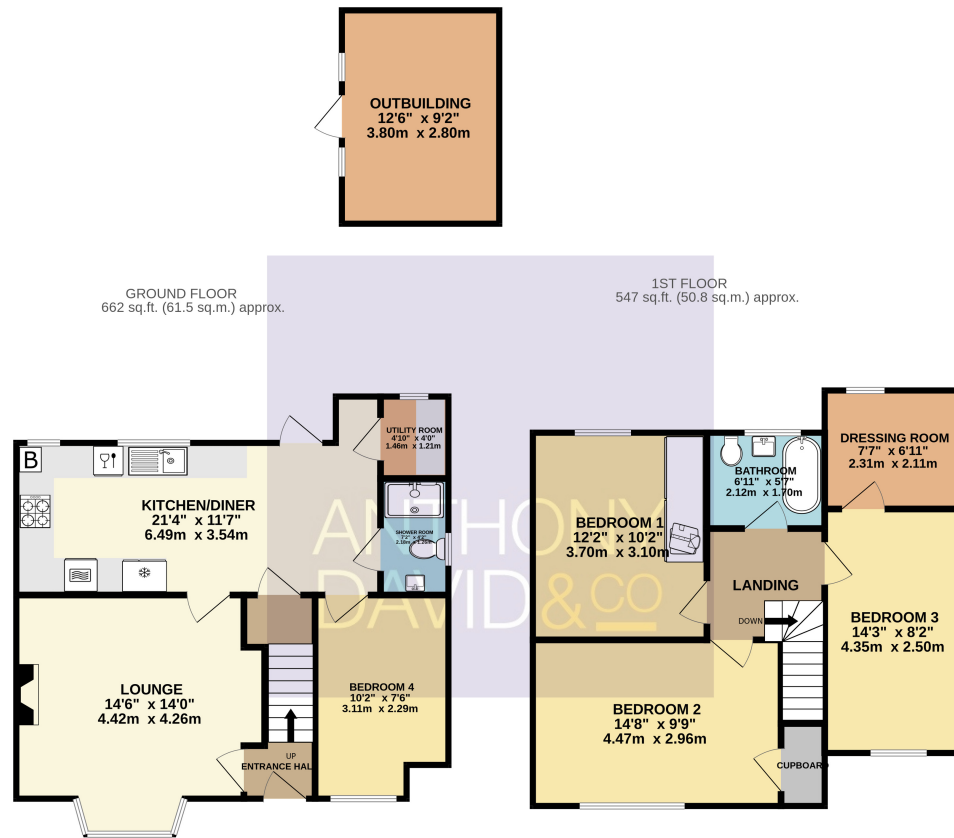
3 Grove Road, Parkstone, Poole, Dorset BH12 3LG

£365,000

A stunning four bedroom semi detached house conveniently situated within walking distance of local shops and bus routes. Ashley Cross with it's array of trendy bars and bistros is also a short distance away. This immaculate home has over a 1000 sq ft of stylish living space and viewing is imperative to appreciate the accommodation on offer, which comprises: DOWNSTAIRS; lounge, bespoke kitchen/diner, utility room, bedroom four and shower room. UPSTAIRS; three double bedrooms, dressing room and contemporary bathroom. Externally there is a beautifully maintained rear garden with lawned area, sun patio and outbuilding with power and light. To the front the driveway provides off road parking. Further features of this superb family home include: feature fireplace to lounge, integrated appliances to kitchen, roll-top bath, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors and St Edwards RC/CoE Secondary

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**ANTHONY
DAVID & CO**



OUTBUILDING
12'6" x 9'2"
3.80m x 2.80m

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.

LOUNGE
14'6" x 14'0"
4.42m x 4.26m

KITCHEN/DINER
21'4" x 11'7"
6.49m x 3.54m

BEDROOM 4
10'2" x 7'6"
3.11m x 2.29m

BEDROOM 1
12'2" x 10'2"
3.70m x 3.10m

BEDROOM 2
14'8" x 9'9"
4.47m x 2.96m

BEDROOM 3
14'3" x 8'2"
4.35m x 2.50m

DRESSING ROOM
7'7" x 6'11"
2.31m x 2.11m

BATHROOM
6'11" x 5'7"
2.12m x 1.70m

UTILITY ROOM
4'10" x 4'0"
1.46m x 1.22m

SHOWER ROOM
7'2" x 4'2"
2.18m x 1.27m

ENTRANCE HALL

LANDING

CUPBOARD

TOTAL FLOOR AREA: 1209 sq.ft. (112.3 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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Entrance Hall Doors to

Lounge 14' 6" x 14' 0" (4.42m x 4.27m)

Kitchen/Diner 21' 4" x 11' 7" (6.50m x 3.53m)

Utility Room 4' 10" x 4' 0" (1.47m x 1.22m)

Bedroom Four 10' 2" x 7' 6" (3.10m x 2.29m)

Shower Room 7' 2" x 4' 2" (2.18m x 1.27m)

Landing Doors to

Bedroom One 12' 1" x 10' 2" (3.68m x 3.10m)

Bedroom Two 14' 8" x 9' 9" (4.47m x 2.97m)

Bedroom Three 14' 3" x 8' 2" (4.34m x 2.49m)

Dressing Room 7' 7" x 6' 11" (2.31m x 2.11m)

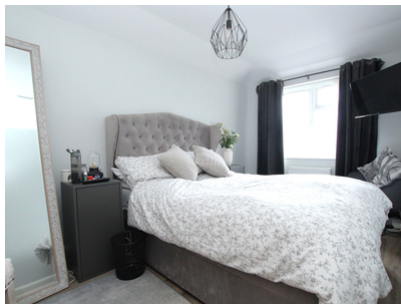
Bathroom 6' 11" x 5' 7" (2.11m x 1.70m)

Outbuilding 12' 6" x 9' 2" (3.81m x 2.79m)

Garden Enclosed

Driveway Off road parking

Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.