



**HEARNES**  
WHERE SERVICE COUNTS

South Park Road, Poole,  
BH12 5BG

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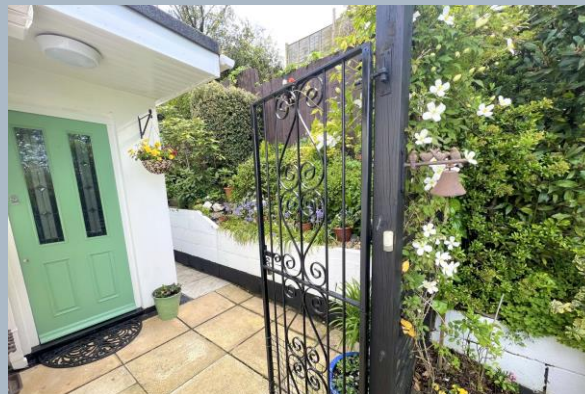
## FREEHOLD PRICE £450,000

Certainly, one of the best bungalows we have seen in the area! This outstanding and beautifully presented 2 bedroom, 2 bathroom bungalow is truly a gem! Offering large open plan kitchen/dining/ lounge, utility room, master suite with further reception area and garage for storage. Situated at the end of a cul de sac, opposite Bourne Valley Nature Reserve, the bungalow is nestled into a corner plot surrounded by well tended gardens and is a place of calm and beauty. The owner has totally transformed the original bungalow over the past 6 years and thoughtfully created a dream bungalow with many outstanding features. We love the way the garden envelopes the home and has been designed to be enjoyed from the both the inside and outside of the property. There is a wonderful triple aspect open plan living area, with a large picture window and glazed doors to garden, allowing the beauty of the garden to effortlessly bring the outside, inside. The master suite has doors onto the garden and offers a walk in wardrobe, ensuite bathroom and further snug area. Internal viewing is highly recommended, and the home is sold with no forward chain!

- Delightful, detached bungalow presented in 'show home' condition
- 2 double bedrooms with luxury and elegant ensuite bathroom and further shower room
- Stunning, triple aspect main reception area with wood effect floors and having views over the surrounding gardens
- Kitchen fitted in a range of Shakers style units with wood effect work tops over and having integrated appliances to include, electric induction hob, extractor, oven, separate grill and microwave, fridge/freezer, pull out larder cupboard and breakfast bar with units below
- Boarded loft with pull down ladder
- Garage with remote control roller door (rear of the garage has been converted into a utility room having space and plumbing for washing machine and tumble dryer)
- The most wonderful master suite with bedroom, walk in wardrobe ensuite bathroom and separate snug area for reading and relaxing
- Gas central heating and double glazing
- Beautifully tended tiered garden with a rear patio and covered outside dining area. Steps up to a further level with space for relaxing and sunbathing, and further level with potting shed, greenhouse and steps to the top. The whole garden has been planted with mature trees, shrubs and plants with further creepers, flowers and is all fully enclosed and fully private! The greenhouse has its own consumer unit, and the building could easily be transferred into a home office or garden room.
- Off road parking to the front for 2/3 cars
- No forward chain
- Set moments from Bourne Valley Nature Reserve along with being under half a mile to Sainsbury's and local shops at Wallisdown. Poole Town Centre is just over 3 miles away.

• **COUNCIL TAX BAND: C**                      **EPC RATE: D**

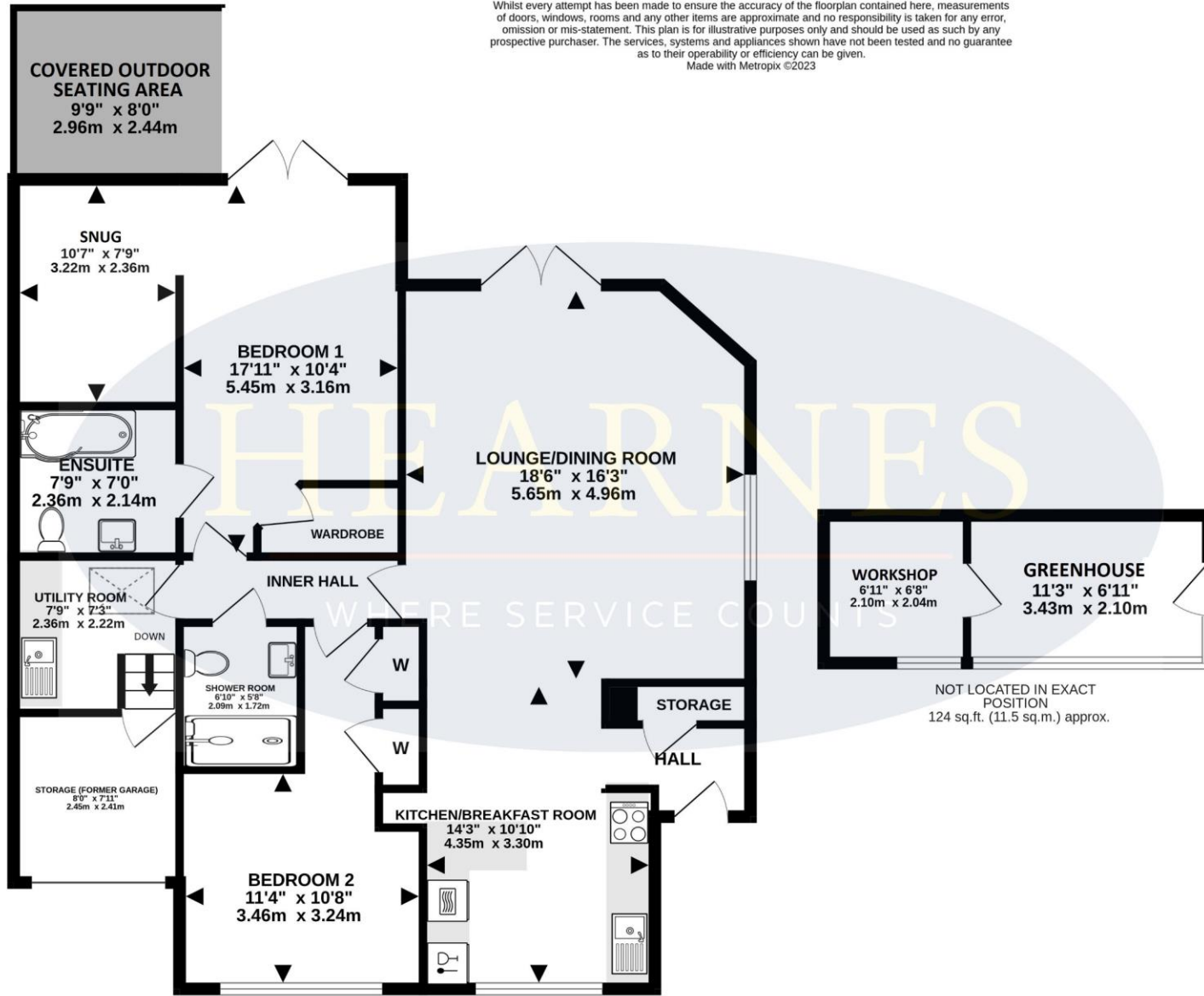
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1256 sq.ft. (116.6 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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NOT LOCATED IN EXACT POSITION  
124 sq.ft. (11.5 sq.m.) approx.

GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.





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