

4a Rosemary Road, Parkstone, POOLE, Dorset BH12 3HB

£324,950 Freehold

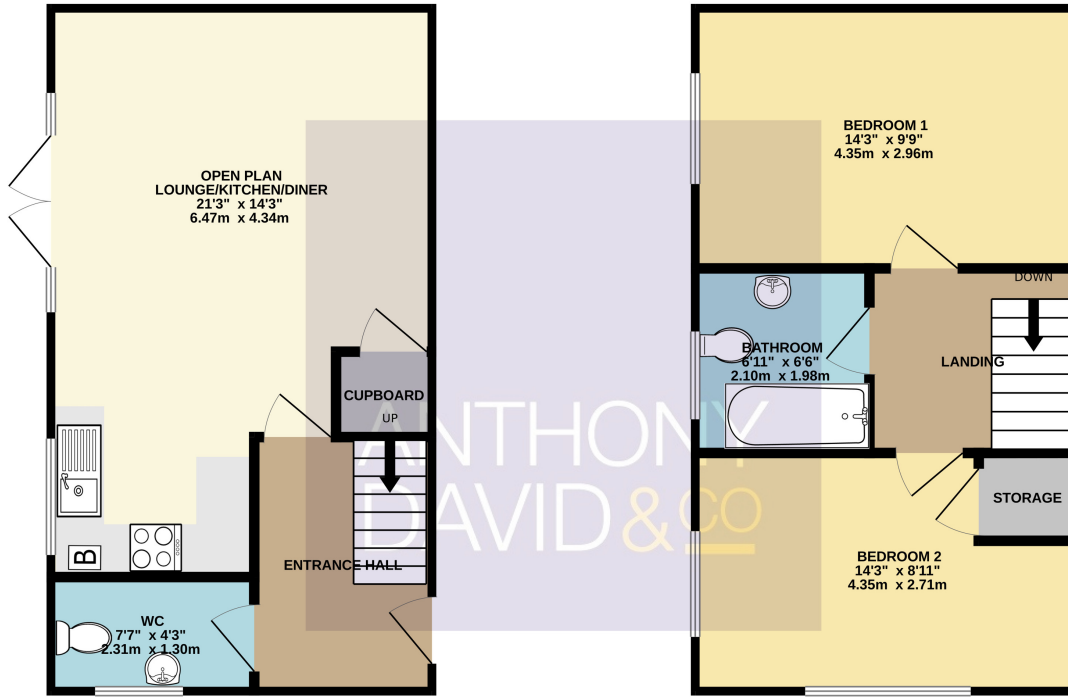
A stunning two double bedroom detached house set back from this residential road in the heart of Parkstone close to local shops, amenities, doctors surgery and central bus routes. Tower Park Leisure Centre with its array of eateries, gym, cinema, Tesco Extra and Splash park are also close to hand. This beautifully presented home offers stylish living throughout and internal viewing of this 'hidden gem' is imperative to appreciate the accommodation on offer, which comprises: open plan living, luxury kitchen area, downstairs cloakroom and modern bathroom. Externally the property boasts a striking South facing garden with sun patio area with the majority being laid to artificial grass which leads to an ornamental fish pond. To the front there is allocated off road parking. Further features of this ideal starter home include: VENDOR SUITED, understairs storage, air conditioning to lounge and both bedrooms, water softener, boarded loft, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road infants and Juniors, Ocean Academy, Manorside Academy and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



Entrance Hall Doors to

Open Plan Lounge/Kitchen/Diner 6.47m x 4.34m (21' 3" x 14' 3")

Downstairs Cloakroom 2.31m x 1.30m (7' 7" x 4' 3")

Landing Doors to

Bedroom One 4.35m x 2.96m (14' 3" x 9' 9")

Bedroom Two 4.35m x 2.71m (14' 3" x 8' 11")

Bathroom 2.10m x 1.96m (6' 11" x 6' 5")

Garden South facing

Parking Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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