



HEARNES

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**Spring Gardens Parkstone,
Poole, Dorset, BH12 2DQ**

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FREEHOLD PRICE £425,000

A charming turn of the century, semi detached cottage, that has been extended over time, with a 70' south facing rear garden and set in a quiet cul de sac. This 4 bedroom property offers 3 reception areas, kitchen/breakfast room, ground floor shower room and first floor bathroom, along with a conservatory leading out to the garden. The home has been loved by the current owners who have enjoyed the garden, quiet location and space for their family. The ground floor reception room and shower room have been ideal for visitors/elderly relations to use, making it a practical and versatile layout.

- Turn of the century 4 bedroom cottage
- Many character features to include stripped wooden floors, woodwork and doors and original staircase
- A double reception room running from the front to the rear of the home having a log burner and a further ground floor reception room (could be used as a further bedroom)
- Double glazed conservatory leading out to the garden
- Refitted modern kitchen in a range of cream shaker style units with wood effect work tops over and fitted with 4 ring gas hob, extractor, double oven and space for fridge/freezer, washing machine and dishwasher. Fitted breakfast bar and door out to the garden
- Ground floor shower room
- 3 double bedrooms and a single bedroom upstairs with the master bedroom having a range of fitted wardrobes
- Modern bathroom with a white suite having a bath with shower over, w.c and wash hand basin
- Absolutely delightful 70' x 40' southerly facing, flat garden. Fully enclosed and having a patio for outside dining, area of lawn, vegetable garden and an array of flower plants, shrubs and trees. The garden is totally private with no one looking on from the rear and there is a timber shed and greenhouse
- One off road parking space to the front

Set on a quiet cul de sac off Albert Road in Parkstone, the property is conveniently located for local shops in Ashley Road, which are approximately 400 meters away and includes shops such as Waitrose, the Co-op, and a wide range of restaurants and food outlets. Regular bus routes to Poole and Bournemouth are nearby, and less than a mile away is Poole Retail Park which has John Lewis at Home, Homebase, Boots, Pets at Home, and a Everlast Fitness Centre. Poole and Bournemouth Town Centers are both approximately 2 miles away.

COUNCIL TAX BAND: D

EPC RATE: C

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

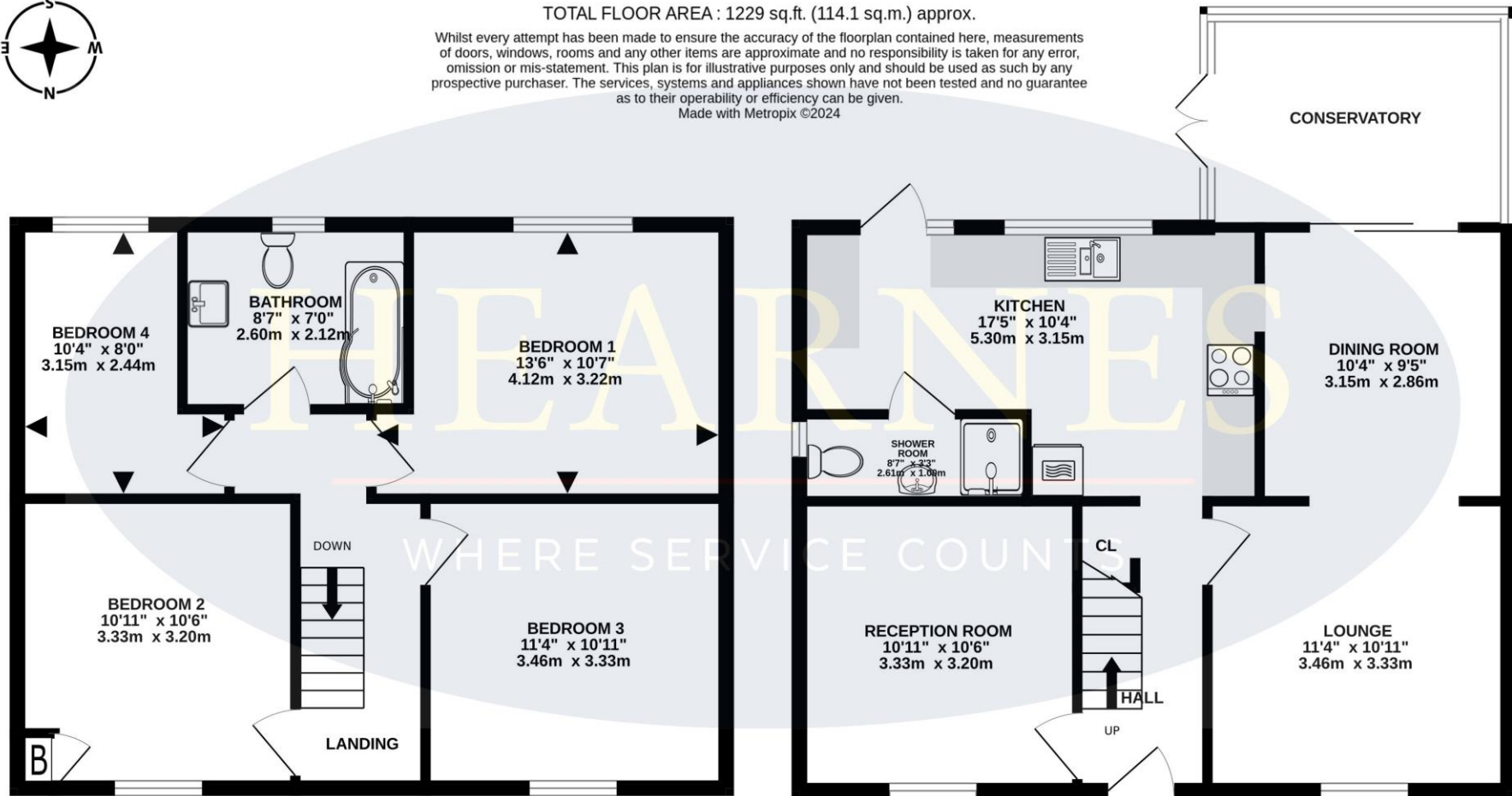






TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

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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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.





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