



5a Bridgewater Road, Parkstone, Poole, Dorset BH12 2JL

£369,950 Freehold

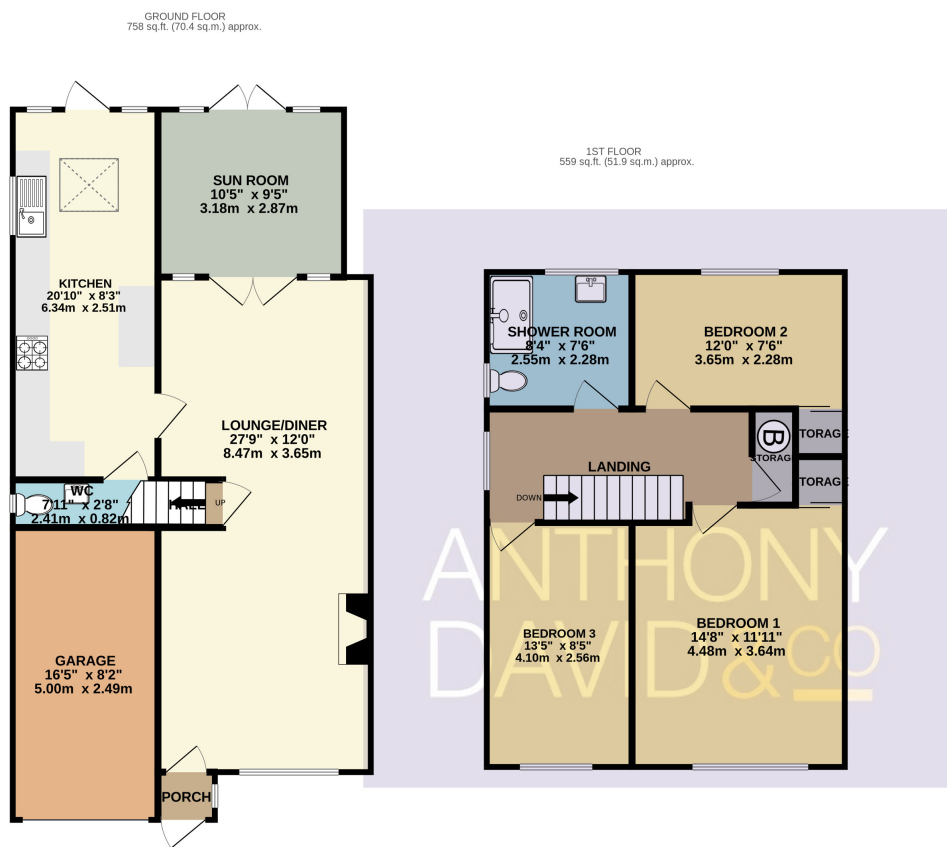
**** NO FORWARD CHAIN **** A superb three bedroom semi detached house situated in this residential cul-de-sac between Branksome and Parkstone. The popular Ashley Road with its array of shopping facilities, bus routes and amenities is just a short distance away. This ideal family home offers over 1600 sq ft (including loft room, garage and eaves storage) of living space and viewing is essential to appreciate not only its quiet tucked away location but also the accommodation on offer, which comprises: 27' lounge/diner, fitted kitchen, sun room, downstairs cloakroom, stylish shower room and loft room. Externally the property boasts an extensive Westerly aspect garden with an abundance of vegetable and flower beds leading to a sun patio and oversized shed. To the front the driveway provides off road parking which in turn leads to the integral garage. Further features of this gem of a property include: feature fireplace to lounge area, eaves storage, wildlife pond, gas central heating and UPVC double glazing. Nearby Schools - Heatherlands Primary and Livingstone Infants and Juniors.

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TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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Lounge/Diner 27' 9" x 12' 0" (8.46m x 3.66m)

Kitchen 20' 10" x 8' 3" (6.35m x 2.51m)

Sun Room 10' 5" x 9' 5" (3.17m x 2.87m)

Downstairs Cloakroom 7' 11" x 2' 8" (2.41m x 0.81m)

Landing Doors to

Bedroom One 14' 8" x 11' 11" (4.47m x 3.63m)

Bedroom Two 12' 0" x 7' 6" (3.66m x 2.29m)

Bedroom Three 13' 5" x 8' 5" (4.09m x 2.57m)

Shower Room 8' 4" x 7' 6" (2.54m x 2.29m)

Loft Room 20' 8" x 10' 10" (6.30m x 3.30m)

Garage 16' 5" x 8' 2" (5.00m x 2.49m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band D



Property Misdescriptions Act 1991

Property details contained herein do not form part of 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.