



**27 Phylton Road, Parkstone, Poole,
Dorset, BH12 3DQ**

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FREEHOLD PRICE £450,000

A cheerful and immaculate 3/4 bedroom detached character home which has been tastefully modernised and refurbished to include a superb kitchen/dining/day room, with integrated appliances, set in the heart of the home, separate sitting room and ground floor bedroom 4/snug. This home further offers a large garage, cloakroom, 60' south facing garden and off road parking for 2 cars. Upstairs are 3 good size bedrooms and a shower room, with a part board loft having a window, offering further potential for a loft room (subject to planning). This home has been lovingly restored by the owners over the past 26 years, and it has been a very happy home. The addition of the large garage and extended conservatory/family room, means the home has a spacious and very practical feel. Viewing is highly recommended!

- Generous 3/4 double bedroom detached home that has been lovingly cared for and located at the end of a cul de sac
- Superb kitchen/dining/ family room set in the heart of the home, overlooking the south facing garden
- Refitted Wren kitchen in a range of navy shaker style units with magenta glass splash backs and contrasting white work tops over and a central island unit with breakfast bar. An excellent range of cupboards and drawers and very handy corner walk in larder cupboard. Integrated appliances to include induction hob with extractor, double oven, dishwasher, butler sink and freestanding Stoves American style fridge/freezer
- Further cosy lounge set at the front of the property
- Ground floor bedroom 4/snug
- Generous garage with electric remote control door and presently used as a gym, with utility area housing space for washing machine and tumble dryer. Door to cloakroom
- First floor family shower room
- 3 good size upstairs bedrooms with bedroom one having fitted wardrobes to one wall
- Gas central heating and mostly double glazing
- Modern décor and fittings throughout to include Amtico flooring throughout the ground floor, new internal doors, fitted blinds, curtains and lights
- Fully enclosed, private southerly facing garden with patio and steps down to a lawned area measuring approximately 60' x 40'
- Off road parking for 2 cars
- Sold vacant with no forward chain

Phylton Road is an extremely convenient location, set just 300m from the range of shops and restaurants in Ashley Road with Waitrose being approximately 800m away and Poole town Centre just over 2 miles away. Poole Park is less than 1.5 miles with the popular boating lake, crazy golf, tennis courts, cycle track, cricket pitch, and playgrounds. The road contains houses of similar size and stature and has a very neighbourly feel. Number 27 is set towards the top of the cul de sac.

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.

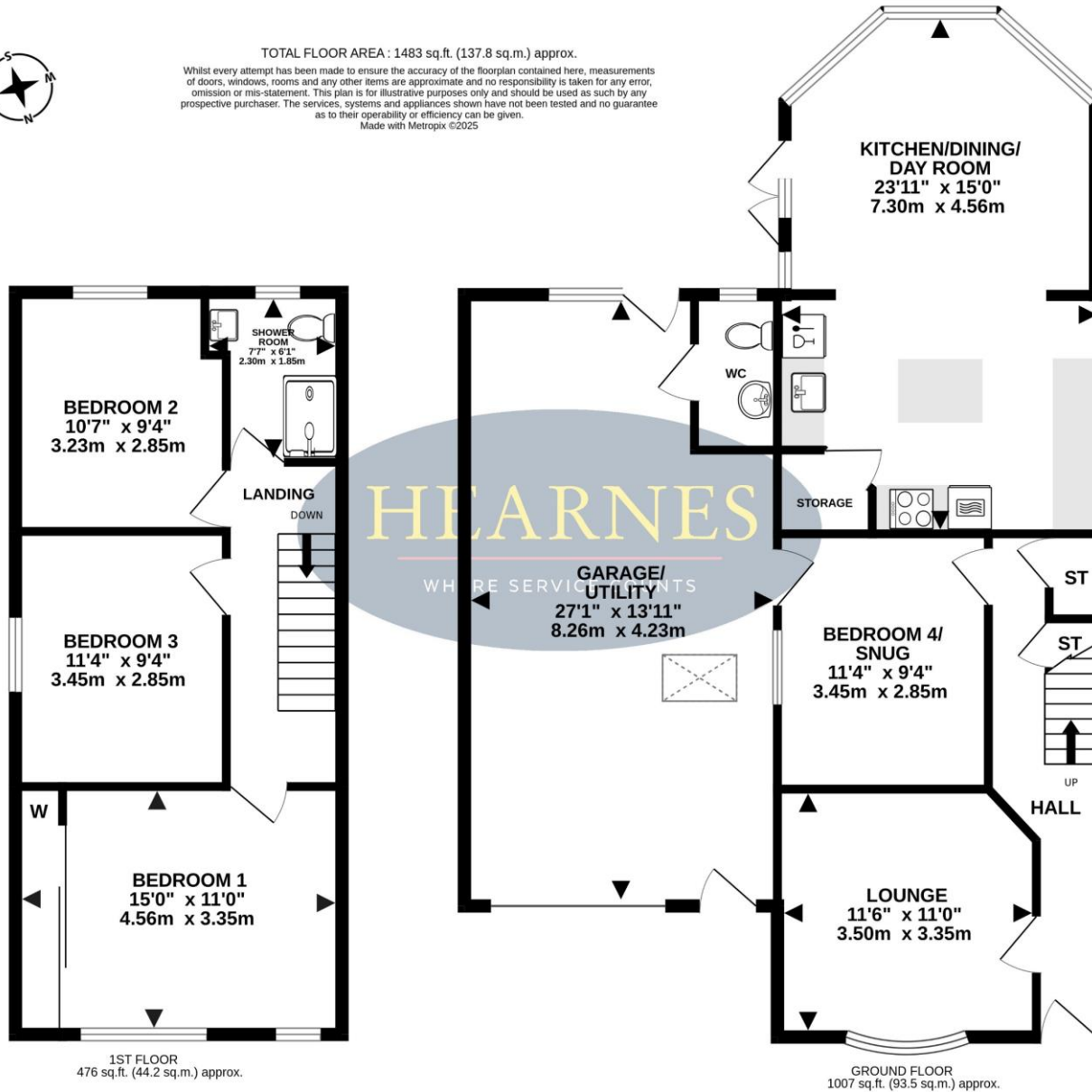






TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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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