

**Rodney Close, Parkstone,
Poole, Dorset, BH12 5BQ**



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FREEHOLD PRICE £350,000

First time to the market in over 40 years is this 2 bedroom, 2 bathroom chalet bungalow, set on an elevated plot with garage and over 100' rear tiered garden. The owners have made many improvements over the past few years and the home offers 2 reception rooms, modern kitchen, utility room and distant views over Bourne Valley. Updating includes new solar panels, new UPVC double glazed windows and doors, new soffits, fascias, along with a new boiler and modern bathrooms. The home is set in a quiet cul de sac, is well presented and one that has been enjoyed and loved over the years by the owners.

- Detached 2 bedroom, 2 bathroom chalet bungalow
- Set on an elevated plot at the top of a quiet cul de sac
- 100' + rear garden, set on several levels with rear patio, sun patio, and sections of garden which have been levelled so ideal for vegetable growing or planting. Timber storage shed and greenhouse
- Sitting room with views below to South Park Road, which in turn look onto Bourne Valley green
- Further reception room, currently used as a dining room, being open plan to the entrance hall and having stairs up to bedroom 2
- Ground floor bedroom with fitted wardrobes to one wall, built in dressing table and views out to the garden
- Ground floor modern wet room, which has been refitted and fully tiled to include a walk in double shower, vanity unit and wc
- First floor bedroom with sloping ceilings, built in mirror fronted wardrobes, eaves storage and ensuite modern bathroom
- Modern fitted kitchen in a range of cream units with work tops, extending to one wall to form a breakfast bar and fitted with integrated appliances to include Neff double oven, electric hob and extractor, space for under counter fridge and dishwasher
- Rear double glazed porch, presently with plumbing and space for a washing machine and tumble dryer
- Detached garage with power and light
- Solar panels, new UPVC double glazed windows, fascias and soffits along with a boiler fitted in 2023

The property is located in this popular residential area with excellent local amenities including Sainsbury's within half a mile and local shops in Wallisdown just over quarter of a mile away. Poole Town Centre is approximately 4 miles away and Bournemouth is 3 miles. The mainline railway station at Branksome is just over a mile and a half away and Parkstone shops are a similar distance. Great place for dog walkers, where the entrance to Bourne Valley is within a few hundred yards

COUNCIL TAX BAND: C

EPC RATE: C

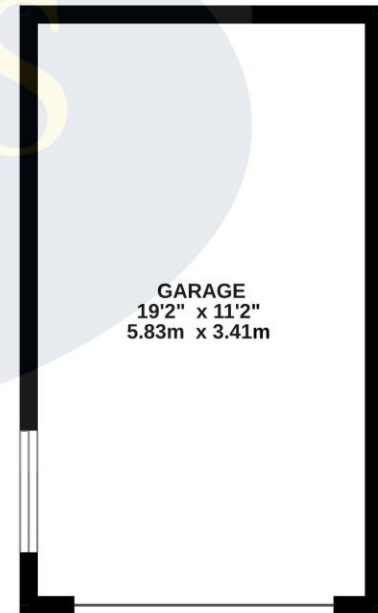
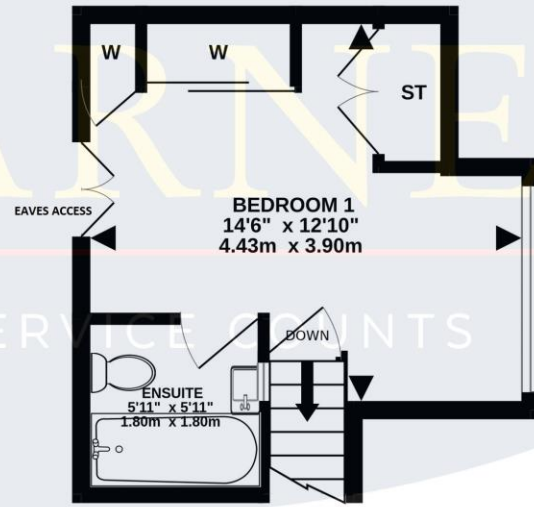
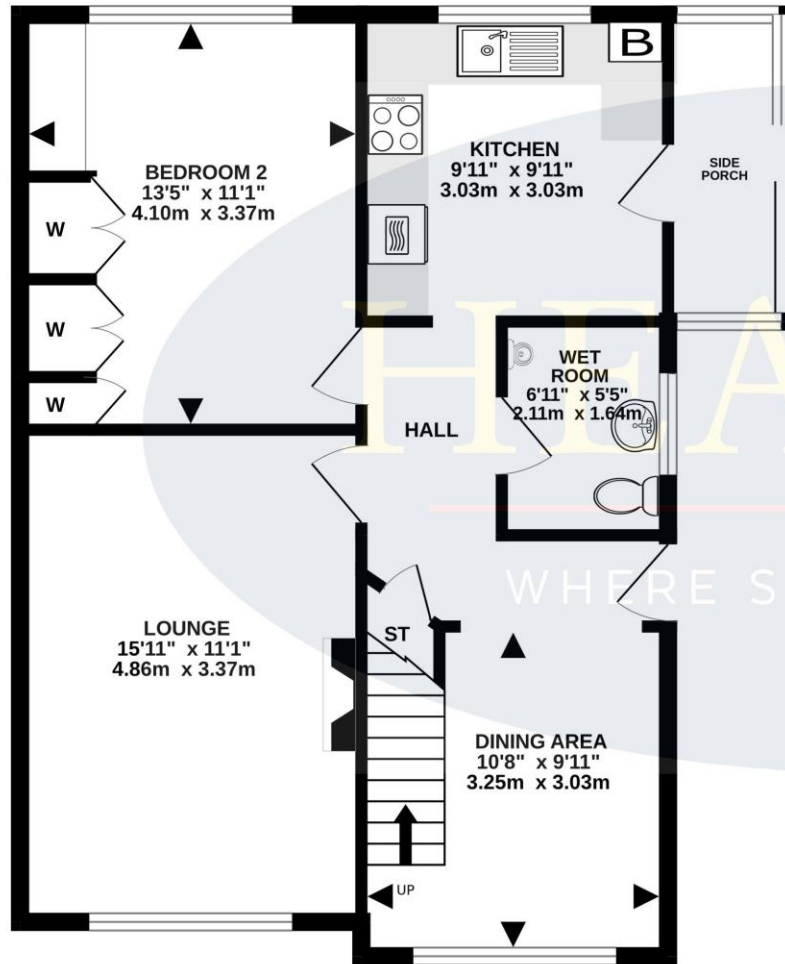
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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NOT LOCATED IN EXACT POSITION
214 sq.ft. (19.9 sq.m.) approx.





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