

**48 Douglas Road, Parkstone, Poole,
Dorset, BH12 1AX**



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48 Douglas Road, Parkstone, Poole, Dorset, BH12 1AX

FREEHOLD PRICE £385,000

A charming, turn of the century, 3 double bedroom, detached home, set at the end of a cul-de-sac, in Parkstone. Offering a cosy lounge with doors to the garden, separate dining room, country style kitchen/breakfast room, downstairs cloakroom, very private enclosed rear garden and off road parking to the front for 2 cars. The home is well presented internally, and the current owners have loved living here for over 25 years. The home further offers a generous entrance hall, gas central heating, double glazing, and is convenient for local schools and amenities.

- Charming, turn of the century 3 double bedroom detached home
- Set on a very private, secure plot
- Well presented internally with modern fittings and décor throughout
- 2 reception rooms to include a cosy lounge with doors to the garden
- Separate dining room with wood effect flooring
- Farmhouse style kitchen/breakfast room fitted with a range of cream shaker style units with wooden work tops over, extending to a breakfast bar. Fitted with a stylish Belling range cooker, having 8 gas rings, 3 ovens and a warming drawer, integrated dishwasher, fridge/freezer and space and plumbing for washing machine. A real feature is the Armitage Shank Butler sink with arched mixer tap above
- Ground floor cloakroom
- Generous master bedroom
- Bedroom 2 with extensive fitted floor to ceiling mirror fronted wardrobes
- 2 off road parking spaces to the front
- Very private, southerly facing rear garden with outside patio, and steps up to a further 2 tiered garden with established trees, shrubs and plants. Enclosed to the rear by a character brick wall and to the sides by timber fencing. The garden measures approximately 80' in length
- Good size brick built garden store and further garden shed towards the rear of the garden

The home is in a convenient location, being within a quarter of a mile to Heatherlands Primary School, and a similar distance to Branksome Retail Park with its range of shops including John Lewis, a leisure club, M&S food hall due to open in 2026 and half a mile to Branksome Train Station. The local shops at Ashley Road are within half a mile offering a wide range of cafes, shops and bars, Ashley Cross is approx. 1.5 miles, Westbourne is within 2 miles and Poole Park is less than 3 miles away as are the Town Centres of Poole and Bournemouth.

COUNCIL TAX BAND: C

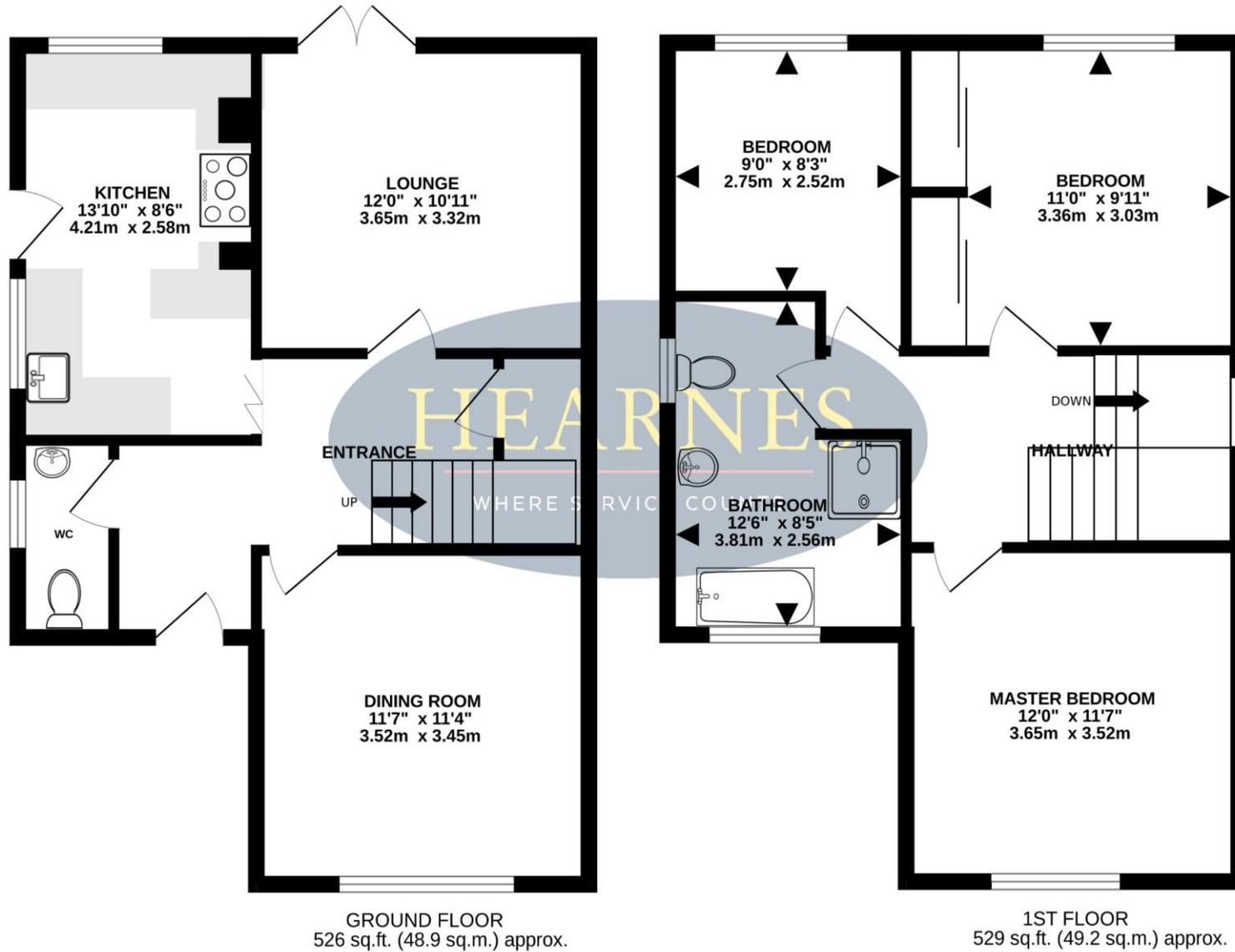
EPC RATE: D





TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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