



**Eastlake Avenue, Parkstone, Poole,  
Dorset, BH12 3DG**



# Eastlake Avenue, Parkstone, Poole, Dorset, BH12 3DG

## FREEHOLD GUIDE PRICE £425,000 - £435,000

A delightful 3 bedroom detached family home that has been loved by the current owners and been a wonderful place to raise their family. Built in 1925 and set in a quiet cul-de-sac, the home offers well presented accommodation to include a welcoming entrance hall, generous kitchen/breakfast room, opening into a conservatory, kitchen area with integrated appliances, downstairs cloakroom, modern shower room, delightful gardens and a garage. The property is decorated in soft neutral tones, has gas central heating, double glazing and off road parking to the front.

- Attractive 3 bedroom detached home built in 1925 and updated by the current owners
- Set in a quiet cul-de-sac location, within half a mile to local shops
- A bakers dream kitchen! Kitchen/breakfast room with extensive range of shaker style units with worktops over having integrated appliances and a central island unit with further units under and wooden work tops extending to a breakfast bar. Stunning, Fisher & Paykel range style cooker with 6 ring gas burners, double oven, warming drawers, extraction over, dishwasher, fridge/freezer and space and plumbing for washing machine. Doors to conservatory
- Conservatory which is currently used as a dining room
- Downstairs cloakroom
- Cosy sitting room with bay window
- Bedroom with extensive built in wardrobes
- Modern shower room with tiled floors, excellent range of storage cupboards and drawers
- Blinds and light fittings included in the sale
- Gas central heating and double glazing
- Delightful front and rear gardens with an array of flowers, plants and shrubs.
- Block paved driveway to the front with parking for one car
- Well tendered and planned, level rear garden being extremely private and having areas to dine, relax and drink. Large patio area to the rear of the garden with built in seating and bar area. Further patio with dining table and other areas to relax. Further side garden area having raised vegetable and herb beds and access to the front via double wooden gates
- Detached garage (used for storage) with vehicle access via Burley Road

Eastlake Avenue is a cul-de-sac located off Uppleby Road in Parkstone. This avenue is an extremely convenient location, set just over 500m from the range of shops and restaurants in Ashley Road with approximately 900m to Waitrose. Poole Town Centre is just over 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay and Poole Park is less than 1.5 miles away. Bournemouth town centre is 3.5 miles away, Ashley Cross is within 1 mile and Westbourne is 2 miles away.

COUNCIL TAX BAND: C

EPC RATE: D

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



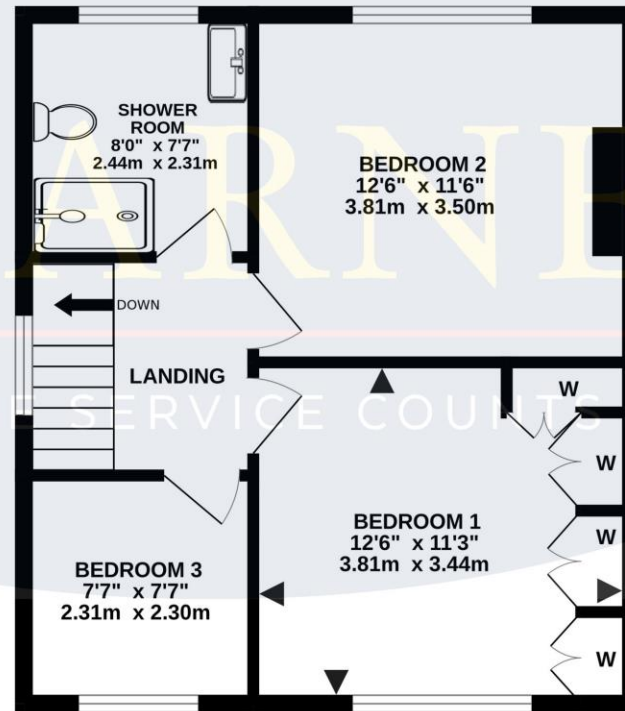
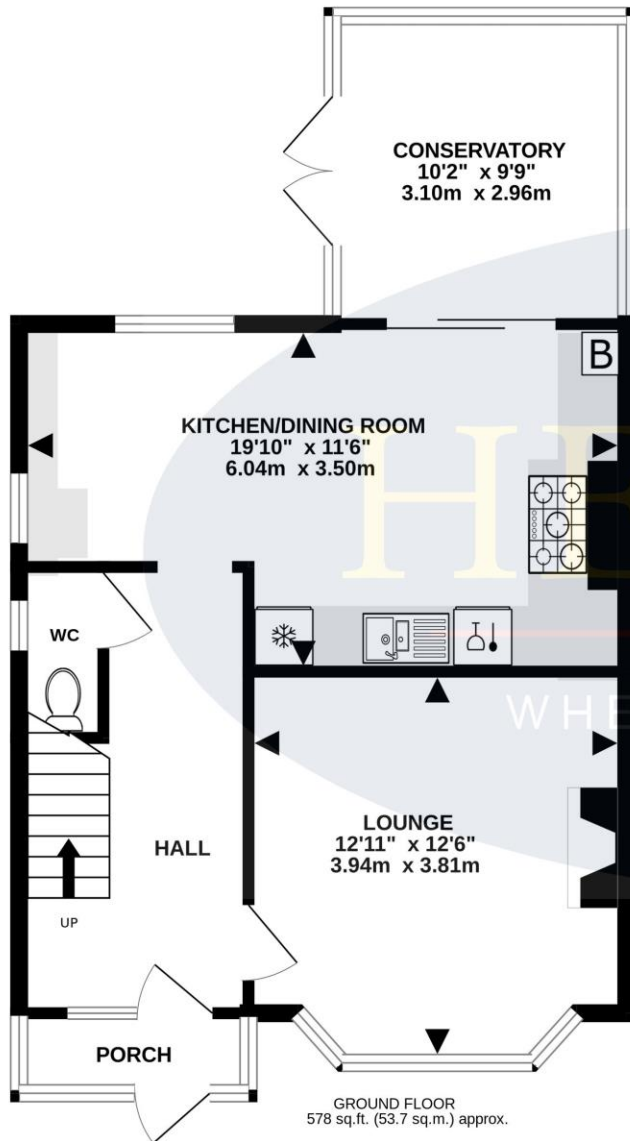




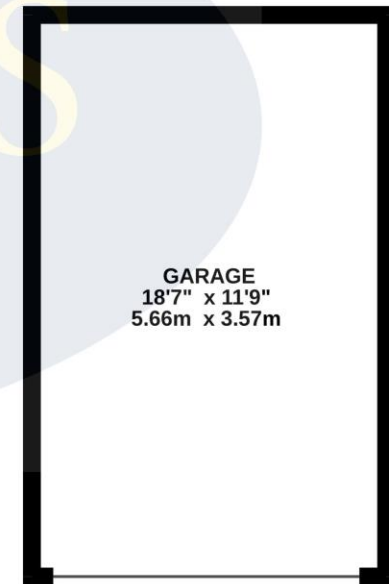
TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

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.

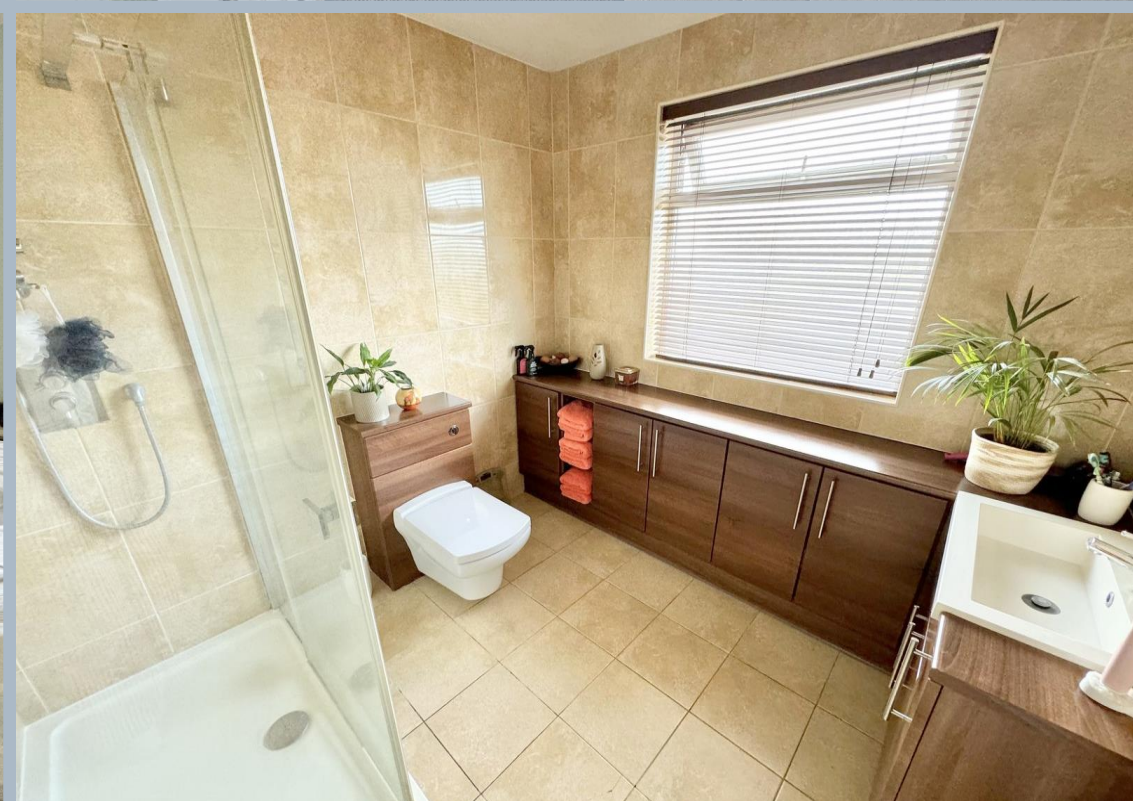
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**1ST FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
217 sq.ft. (20.2 sq.m.) approx.





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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

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