



**25 Brixey Close, Parkstone,
Poole, Dorset, BH12 3PE**

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FREEHOLD PRICE £315,000

A beautifully presented and immaculate 2 double bedroom semi-detached bungalow that has been renovated and updated by the current owner to include a stunning kitchen/dining/day room with integrated appliances and doors onto the garden, stylish bathroom, main bedroom with fitted wardrobes and set in a quiet cul de sac in Parkstone. Further offering a delightful rear garden with a joyful array of flowers and planting along with a garage and off road parking for 3/4 cars. The bungalow has a very tranquil feel and peaceful outlook with a wonderful ambience and is sold vacant with no forward chain.

- Stylish and beautifully presented 2 double bedroom semi-detached bungalow
- Set in a quiet cul de sac with a peaceful outlook and delightful easy to maintain garden
- A modern bungalow, built in 2000 and recently renovated throughout to include open plan living area, new flooring, decoration and fittings
- Open plan kitchen/dining/day room with patio doors to the garden
- Refitted kitchen in a range of smart storage contrasting grey and white Shaker style units with wood effect work tops over and integrated butler sink, 4 ring induction hob, extractor, washing machine and space for fridge/freezer
- Beautifully tiled bathroom having a bath with shower over, wash hand basin fitted into a vanity unit, steam free mirror and wc
- Both bedrooms with fitted carpets and bedroom one with wardrobes fitted to one wall
- Wood effect flooring throughout
- Gas central heating and double glazing
- Very attractive rear garden, mainly laid to lawn with patio and shingle path leading to a further patio which enjoys the afternoon and evening sun. Well stocked borders to include colourful flowers and plants
- Garage with power and light
- Parking for 3/4 cars
- Sold with no forward chain

Conveniently situated in Parkstone, the bungalow is a short level walk to local shops and a bus stop, paths leading to parkland and the local Co-op. A little further on are Tesco and Asda Express, Turner's Nursery Park and community garden and access to Bourne Valley Nature Reserve. The shops at Ashley Road are just over half a mile, Bournemouth Town Centre is within 2 miles and Poole Town Centre within 3 miles.

COUNCIL TAX BAND: C

EPC RATE: C

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.



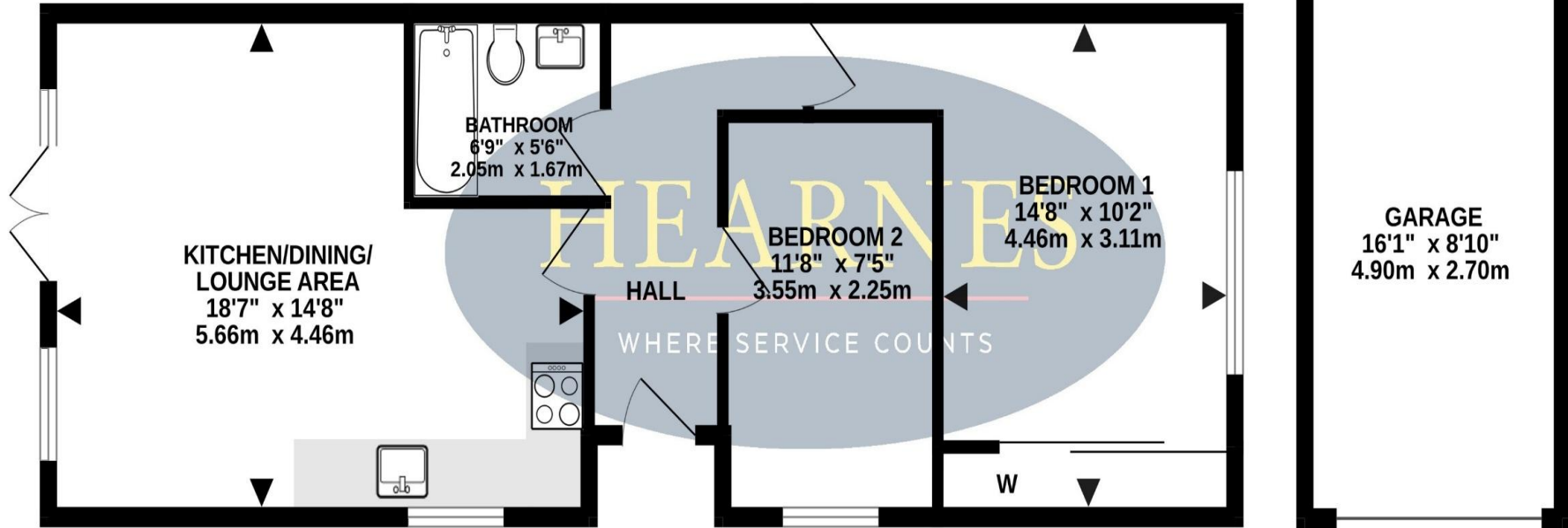


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

OUTBUILDING
142 sq.ft. (13.2 sq.m.) approx.





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