

**90 Conifer Avenue, Lower Parkstone,
Poole, Dorset, BH14 8RU**



HEARNES

WHERE SERVICE COUNTS

90 Conifer Avenue, Lower Parkstone, Poole, Dorset, BH14 8RU

FREEHOLD GUIDE PRICE £500,000 - £515,000

A well-presented 3 bedroom, semi-detached home, that has been updated over recent years and is set in a highly sought after area of Lower Parkstone. The home offers a 60' rear garden, driveway with garage and planning permission for a ground floor extension (plans available on request) The owner has loved living here and bought the house due its quiet, yet convenient location and generous garden. The home has a refitted kitchen/breakfast room with integrated appliances, sitting room leading to a conservatory and a modern bathroom on the first floor. It also offers gas central heating, driveway and garage, double glazing and a part boarded loft with loft ladder.

- Well-presented 3 bedroom semi-detached home in a very popular development
- Delightful 60' rear garden with well established plants, trees, and borders. The garden is fully enclosed, with a rear patio and access to the garage.
- Garage with up and over door, and could be used as an office (boarded walls and ceiling with inset spot lights) Presently housing a washing machine and freezer.
- Modern kitchen/breakfast room, refitted in 2016 in a range of ivory handleless units with contracting work tops over and fitted with Bosch integrated appliances to include 4 ring gas hob with extractor, double oven, dishwasher and under counter fridge. Attractive vinyl tiled flooring
- Sitting room with doors leading out to the conservatory
- New Worcester Bosch boiler fitted in 2025 with Hive programming
- Planning permission, granted in September 2023, for a ground floor extension (plans available on request) and architect/structural engineer drawings and plans in process
- Custom built fitted wardrobes to bedroom one and further wardrobes fitted in bedroom 2
- Family bathroom, refitted in 2010 with a white suite and shower over the bath
- Attractive, contemporary decoration throughout
- Double glazed windows and replaced internal doors
- Gas central heating
- Attractive front garden and side driveway with parking for 2 cars
- Catchment area for local schools to include Baden Powell, Courthill and Lilliput

Location, location, location! Conifer Avenue has everything on its doorstep, so hugely convenient for modern living. Whitecliff Family Harbourside Park is half a mile away offering harbourside walks, children's play area and great open space for dog walkers. This popular location is ideal for families, with a great selection of schools nearby and good for local shops at the end of Pottery Road to include a post office, butcher, beauty salon and hardware store. Ashley Cross shops, bars and restaurants are within a mile and so is Penn Hill. Sandbanks beach which is approximately 3 miles away and Poole Park under 2 miles. The property falls into catchment areas for Lilliput First School and Baden Powell Junior School, and right by the bus route to the Grammar schools.

COUNCIL TAX BAND: D

EPC RATE: E

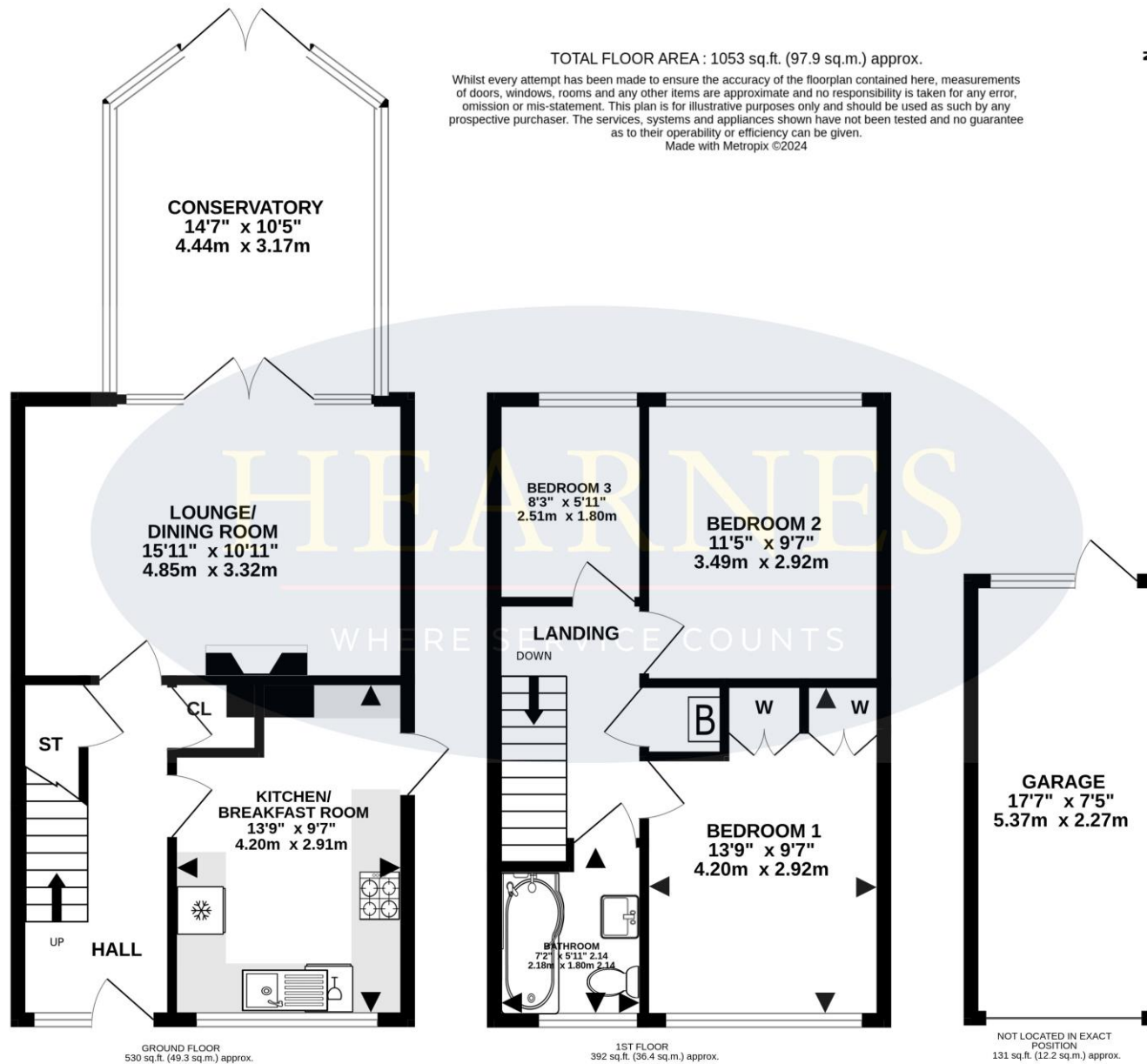






TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

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
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
131 sq.ft. (12.2 sq.m.) approx.





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