

**26 Balston Road, Poole,  
Dorset, BH14 0QH**

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# 26 Balston Road, Poole, Dorset, BH14 0QH

## FREEHOLD PRICE £325,000

A delightful, well-presented bay fronted, 2 double bedroom semi-detached home, situated in a quiet cul de sac in this established residential setting. This lovely home includes a spacious, fitted kitchen/dining room with double glazed door to the garden plus a separate boot room and utility/WC. There is a delightful 80' x 30' rear garden with outside patio, lawned area and a generous raised, recently fitted timber deck leading to a superb garden cabin which has power, lighting and laminate flooring. Upstairs is a beautiful, fitted bathroom and 2 very good sized bedrooms, both with original decorative fireplaces (not in use) There is a driveway to the side, with private parking for 2 small cars and a side gate leading to the garden. The property further includes gas central heating, double glazing, and is offered with no forward chain.

- Delightful semi-detached 2 double bedroom character home set at the end of a cul de sac
- Well-presented internally with stylish modern décor, updated flooring, internal doors
- Recently fitted kitchen/dining room in a range of grey high gloss, handleless units with wood effect work tops over, extending to form a breakfast bar and integrated appliances to include integrated oven, gas hob, extractor, dishwasher and space for fridge/freezer
- Boot room and utility/WC
- Lounge to the front with bay window
- Wood effect flooring in entrance hall and lounge
- Double bedrooms, both with original decorative fireplaces
- Contemporary bathroom with shower over the bath, wash basin fitted into a vanity unit and wc
- Gas central heating and double glazing
- Fabulous 80' x 30' rear garden with blocked paved patio, area of lawn and steps up to a raised, recently built, timber decking that surrounds the garden cabin
- Attractive 15' x 11'5 garden cabin/hobby room which has been updated to include new laminate flooring, feature timber walls, power, light and currently used as a home office/snug, and fully surrounded by a timber deck
- Driveway to the side for 2 small cars
- No forward chain

Balston Road is a turning off Ringwood Road and runs through to Hermitage Road. It is a convenient location within walking distance of the local Co-op at Seaview Road and near a lovely Viewpoint at the top of Constitution Hill. Poole Town Centre is within 2 miles and Poole Park within 1.5 miles.

Council Tax Band: C EPC Band: D

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.





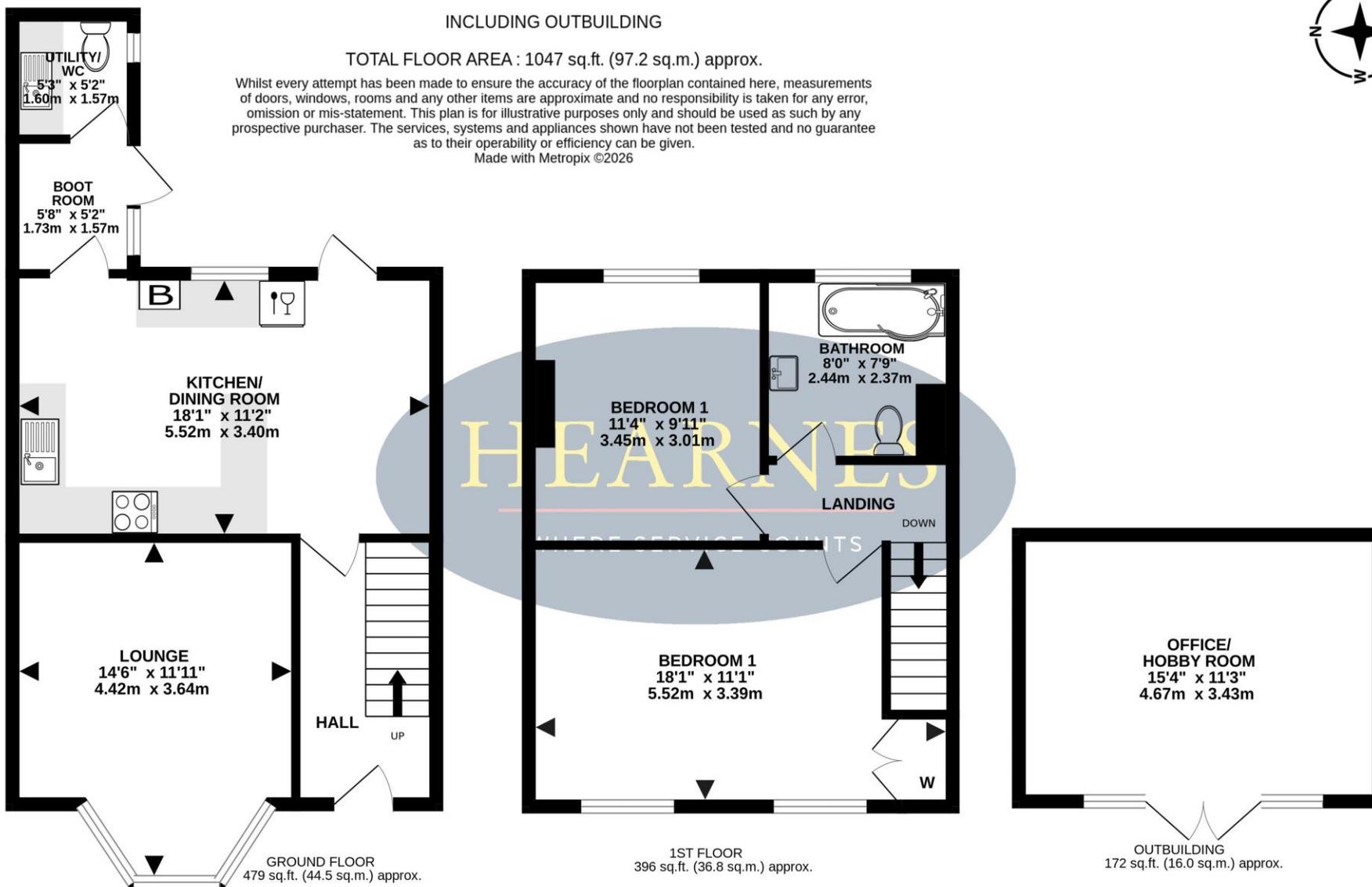


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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