

**57a Rosemary Road, Parkstone,  
Poole, Dorset, BH12 3HA**



**HEARNES**

WHERE SERVICE COUNTS

# 57a Rosemary Road, Parkstone, Poole, Dorset, BH12 3HA

## FREEHOLD PRICE £325,000

A delightful, well presented, 3 double bedroom, 2 bathroom, end of terrace detached home, built in 2016 as part of a small development of just 3 homes. This well presented property has a modern fitted kitchen/dining room with integrated appliances, ground floor cloakroom, en suite shower room, low maintenance garden with garden room and off road parking for 2 cars at the front of the property. The current owners have loved living here and enjoy the light and space of the home, along with the community feel of the development. It further offers double glazing, gas central heating, fitted blinds and the remainder of the builder's guarantee.

- Delightful 3 double bedroom, 2 bathroom end of terrace home
- Set in a private development of just 3 homes, built in 2016
- Well presented internally with the benefit of modern fittings
- Wonderful kitchen/dining room with double doors leading to the garden
- Kitchen fitted in a range of white handle less units with work tops and integrated appliances to include 4 ring gas hob, extractor, oven, microwave, dishwasher, fridge/freezer and space and plumbing for washing machine
- Master bedroom with en suite shower room
- 2 further double bedrooms
- Downstairs cloakroom
- Low maintenance garden with 3m x3m garden cabin with power and light and presently used as a home office
- Off road parking spaces in front of the home for 2 cars
- Remainder of the builder's 10 year guarantee
- Gas central heating and double glazing

NB There is no maintenance charge for the road and the 3 owners presently are responsible for its upkeep

57a Rosemary Road is a private road off Rosemary Road and conveniently located with everything on your doorstep! Branksome Recreation Ground is half a mile from Rosemary Road, offering playing fields and a play park. Tower Park Leisure Complex is just over a mile away offering a cinema, Splashdown Water Park and a variety of restaurants. This property currently sits in the school catchment of Manorside Academy.. Bournemouth's award-winning beaches are approximately four miles away, and the lovely Poole Park and Poole Town Centre just over 2 miles. Local shops at Ashely Road are a mile away.

**COUNCIL TAX BAND: C**

**EPC RATE: B**



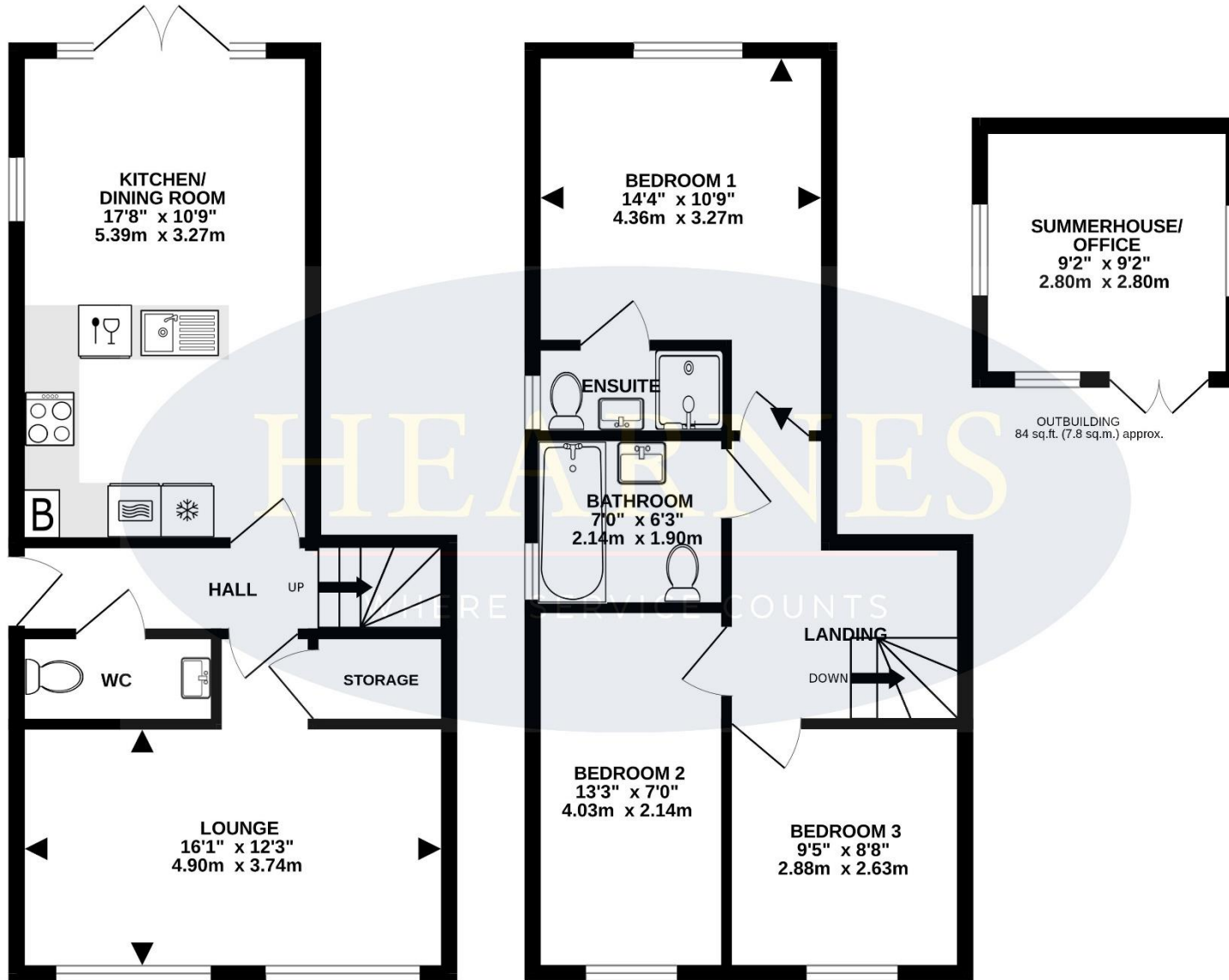


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 954 sq.ft. (88.6 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  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.





[www.hearnes.com](http://www.hearnes.com)

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