



Birch Cottage

The Birch

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**'Birch Cottage' 17a Sancreed Road,
Parkstone, Poole, Dorset, BH12 4DZ**

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FREEHOLD PRICE £325,000

Tucked away behind timber gates is a little piece of paradise. A two double bedroom detached bungalow in immaculate condition, with two courtyard gardens and beautiful vaulted ceilings, set in a cul-de-sac location. This charming cottage which was completed in 2000, has a well planned lay out and a real feeling of being 'tucked away' from the outside world. The property has been finished to a high specification and has those little extras you wouldn't expect, such as the vaulted ceiling in the lounge with two Velux windows, a central staircase leading up to superb loft storage, which is ideal for children to play in, extensive exposed timber and a courtyard garden at the rear which offers complete privacy. The main living room is set at the front of the property and has a door opening out onto the porch which then opens out onto a veranda, this is slightly elevated from the road, is laid to artificial grass and allows you to sit and catch the afternoon sun. The open plan living area has a recently refitted well-equipped kitchen and dining area. The two double bedrooms are set at the rear and serviced by a generous bathroom with a white suite, a wash hand basin set in a vanity unit and an electric shower over the bath.



- A most attractive and unique 2 bedroom cottage bungalow, built in 2000 and set towards the end of a cul de sac
- Fabulous triple aspect open plan main reception room, leading to a kitchen/dining area, with vaulted ceiling, 2 large Velux windows a central staircase to loft storage
- Extensive woodwork to include floors, ceilings and window frames, adding character and charm
- Recently fitted farmhouse style shaker style kitchen in contrasting cream and natural wooden units with block woodwork tops over and integrated appliances to include Belling range style cooker with 7 ring gas hob, 3 ovens and warming draw with extractor over, dishwasher, butler sink and retro Smeg fridge/freezer (included at the asking price)
- Excellent storage area in the loft (4'9 height max measurement) or could be used as a play area for small children
- Delightful, tiled bathroom with rain shower over the bath, wc and feature basin set on a wooden vanity unit
- Rear outside patio with storage unit housing a washing machine and outside sink
- Low maintenance outside areas to include enclosed raised front terrace and steps down to an area of hard standing for parking or could be used as another outside space. The property is screened from the road by timber gates



Set on the corner of Sancreed Road and Newlyn Way, Birch Cottage is a mile from Tower Park, and just over a mile to Parkstone. Poole Town Centre just over 3 miles away and Bournemouth, just over 2 miles. Branksome Recreation Ground is located just over 500 meters from the cottage offering a substantial open space with various playing fields and play areas. Branksome railway station is just over a mile away and local schools, to include St Joseph's Catholic Primary School is within 200 meters.

COUNCIL TAX BAND: C

EPC RATING: D

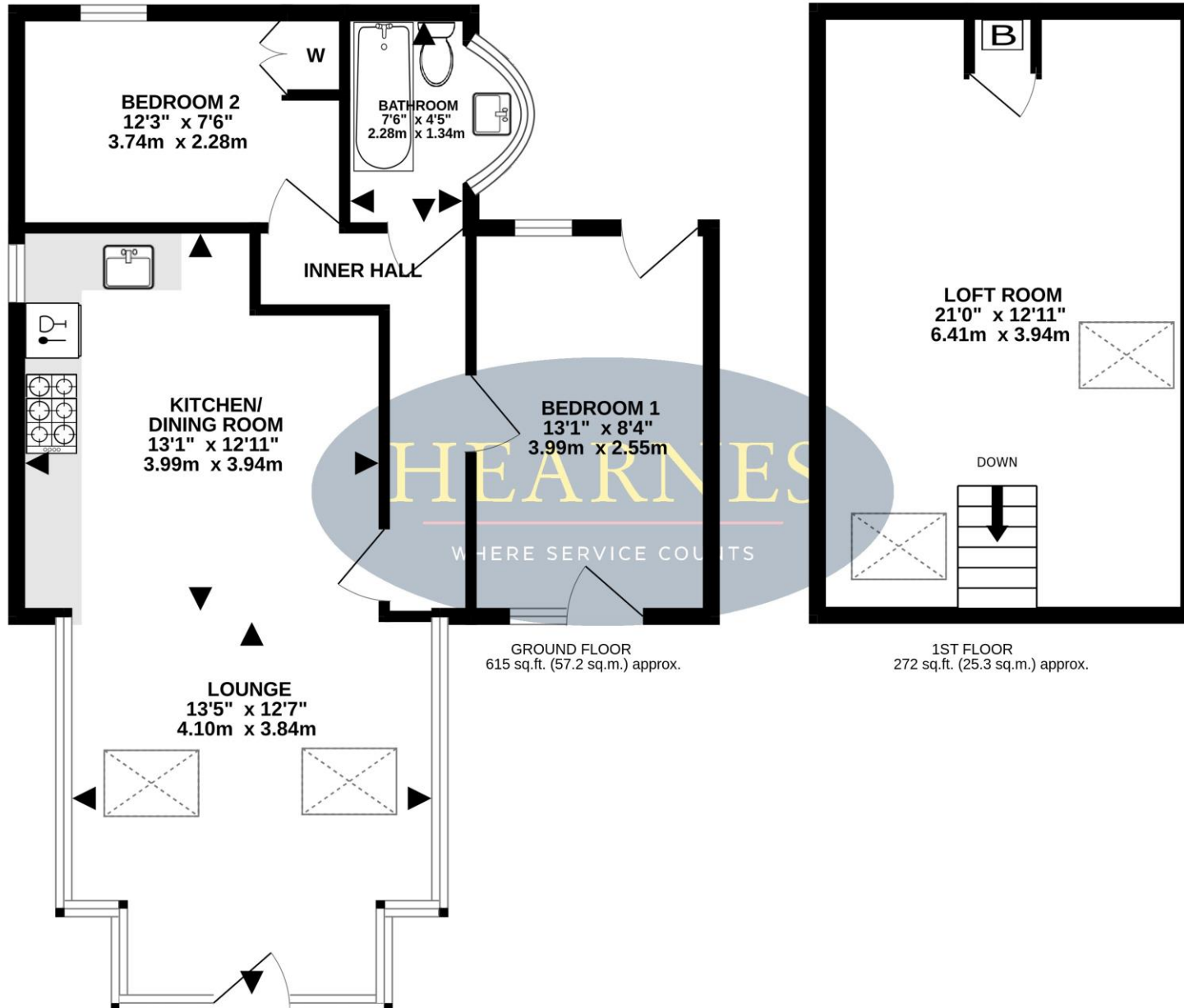


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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