



HEARNES

WHERE SERVICE COUNTS

**78a Churchill Road, Parkstone,
Poole BH12 2LU**

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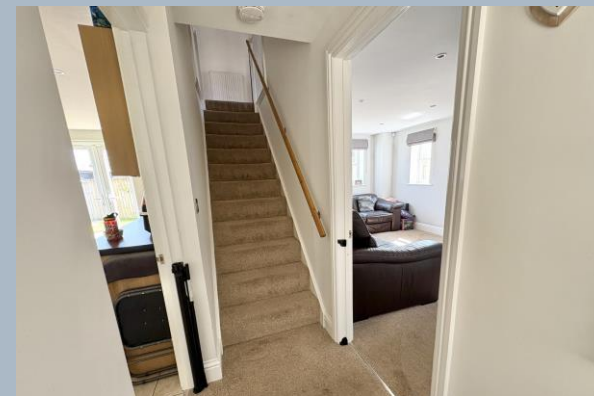
FREEHOLD PRICE £385,000

A well presented 3 bedroom detached house built less than 10 years ago benefitting from a generous kitchen/dining room, good size lounge, 2 bathrooms, southerly facing rear garden and off road parking for 2 vehicles. The property has been loved by the first current owners of the home, growing their family for almost 10 years. The property is conveniently positioned 300 metres away from Ashley Road offering a variety of shops, restaurants and bars and Branksome Recreation ground only 0.5 miles away.

- A 3 bedroom detached house built in 2015
- Good sized lounge with dual aspect and large store cupboard
- Very functional kitchen/dining room, to include shaker style units, with work tops over and integrated fridge/freezer, electric fan oven, 4-ring hob with extractor above, dishwasher, and doors leading to the rear garden
- Downstairs modern shower room with walk-in double shower, wash hand basin and wc
- Utility room with space for a tumble dryer and washing machine
- Fitted wardrobes in bedrooms one and two
- Modern fully tiled bathroom to include bath, wash hand basin and wc
- Fully enclosed southerly facing rear garden with large patio, area of lawn, garden shed and all enclosed by timber fencing
- Off road parking for 2 vehicles
- Double glazing and gas central heating throughout

The property is conveniently situated being less than 300 metres from Ashley Road having a variety of high street shops, restaurants and services. Local schools Heatherlands Primary School and Livingstone Infant and Junior School are close by. Branksome Recreation Ground is 0.5 miles away and Branksome Train Station is approximately 1 mile away. Poole and Bournemouth Town Centres are both just over 2 miles away.

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.





TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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