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**13 Ponsonby Road, Parkstone, Poole,
Dorset, BH14 9HE**

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FREEHOLD GUIDE PRICE £425,000-£435,000

A charming, character 1930's detached 3/4 bedroom, 2 bathroom home, set in a popular location, within access to well regarded local schools. The property has 2 reception rooms and extended ground floor accommodation to include a dining/day room, leading to the kitchen and a sunlounge. There is a ground floor utility/shower room, leading off one of the ground floor reception rooms giving the option of a ground floor bedroom. The home has some lovely character features to include wood effect floors, original striped wooded doors, picture rails, fireplaces and original leaded light windows. It has been a wonderful home where the family have enjoyed raising their family. The garden, although compact, is very private and southerly facing, enjoying sun throughout the day. There is also off road parking to the front of the house.

- Charming 1930's 3/4 double bedroom detached home
- Many character features throughout to include wooded effect floors, stripped wooden doors, picture rails and fireplaces
- 3 reception areas plus a sun lounge
- Cosy lounge with square bay window, log burner and recess shelving. This room flows into the extended dining room
- Fabulous dining room with lantern sky light and bi-fold doors out to the garden. The 'hub of the home,' this room links the lounge with the kitchen and a wonderful family space
- Further reception room/bedroom 4 with feature fireplace and square bay window
- Shaker style kitchen with work tops over and fitted with 4 ring gas hob, oven, extractor and space for washing machine and fridge/freezer
- Generous ground floor shower/utility room
- First floor family bathroom
- Very private, southerly facing garden, measuring approximately 45' (width) x 25' with attractive borders, plants and baton rear fencing
- Off road parking for 2 cars
- Sold vacant with no forward chain

The property is located off Bournemouth Road and close to Alexandra Park which offers a large area for a pleasant stroll and there is also a playpark for children of all ages. There are some very good schools in the area, the nearest being Courthill Infant School, Heatherlands Primary School and Baden Powell Middle school. The vibrant Penn Hill Village is half a mile away and Ashley Cross and Parkstone shops in Ashley Road, are within a mile. Branksome train station is under a mile, Branksome Retail Park, which is under half a mile, Tesco and Lidl, within half a mile and Bournemouth Town Centre with its vast array of shops and amenities are just over 2 miles away.

COUNCIL TAX BAND: B

EPC RATE: 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.

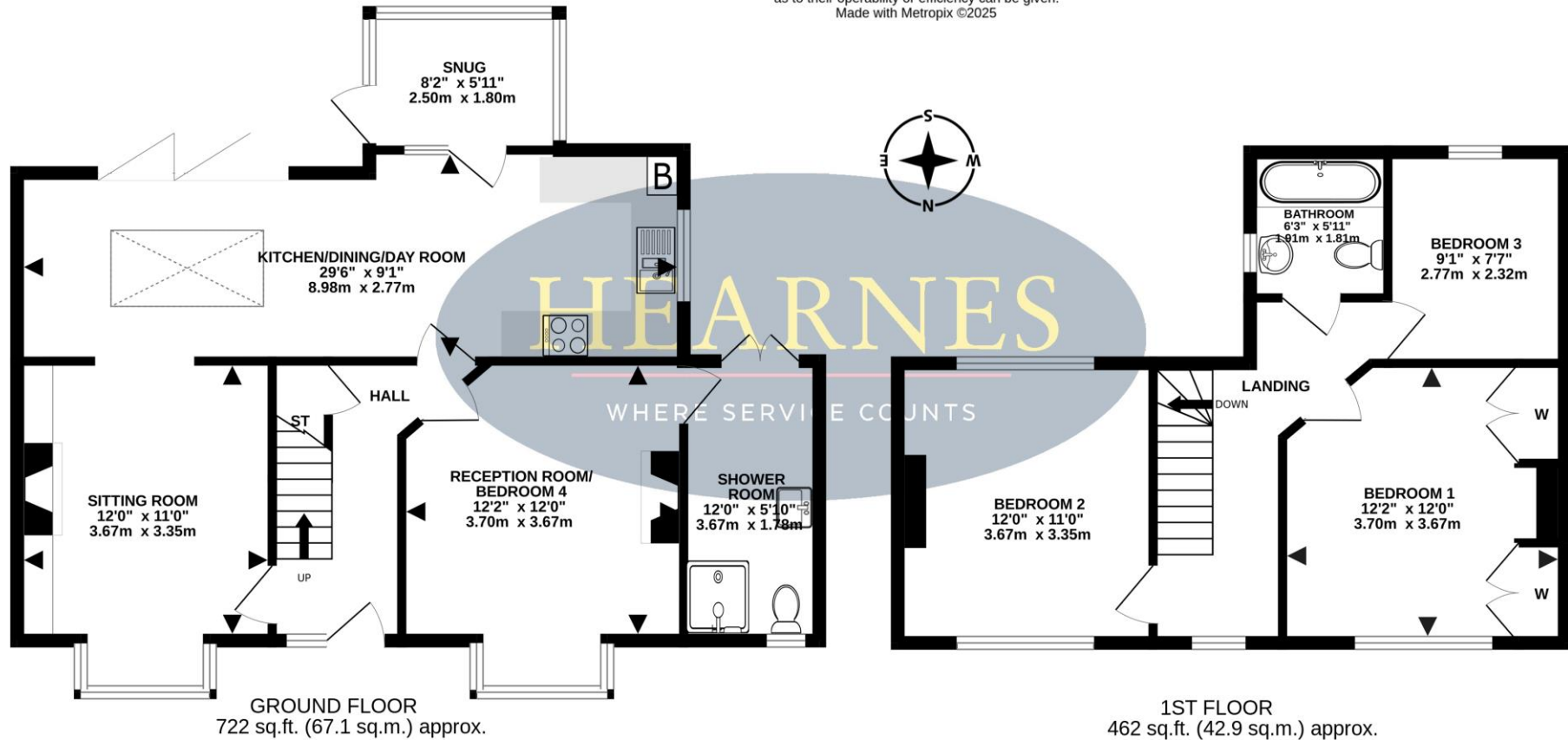




TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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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