Gladstone Road, Parkstone, Poole, Dorset, BH12 2LY

HEARNES
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Gladstone Road, Parkstone, Poole, Dorset, BH12 2LY
FREEHOLD £425,000

A beautiful turn of the century cottage that has been sympathetically restored into a delightful 4 bedroom detached home with 2 reception rooms, generous conservatory, modern kitchen, ground floor bathroom, first floor wc, loft storage, southerly facing garden and parking. Blending original features with modern styling, this 'picture book' home has some noteworthy features, to include herringbone wood block flooring in both ground floor reception rooms, double glazed sash windows to the front with fitted plantation shutters, slate effect tiles in the kitchen and conservatory, log burner, planning consent for a double storey extension (plans available) garden room and pull down ladder into excellent loft storage space. Set in an excellent location within moments of Ashley Road in Parkstone and bus/rail links to London, on your doorstep!

- A very well presented turn of the century cottage that has been modernised throughout and has a wonderful relaxed feel to it
- 4 first floor bedrooms (one currently used as a dressing room)
- 2 cosy reception rooms, both with herringbone wooden floors and one with a log burner, inset into a feature brick wall
- Modern kitchen with a range of complimenting cupboards and units with work tops over and fitted with 4 ring gas hob, extractor, oven and stainless steel splash back, 1 ½ deep butler sink with drainer and mixer tap, space for under counter washing machine and dishwasher, slate tiled floors, large hatch through to sitting room
- Recess off kitchen with space for fridge/freezer
- Ground floor modern bathroom with bath with shower over, wash hand basin and w.c, attractive tiled floor and shower screen
- Generous conservatory (presently used as a dining/family room.) This wonderful room looks straight out over the garden and has side double glazed access doors
- First floor w.c and wash hand basin
- Excellent boarded and carpeted loft having a pair of windows looking our over the rear, pull down wooden ladder, power and light
- The owners have presently had planning consent for a double storey extension (plans available on request)
- Attractive double glazed sash windows to the front with plantation shutters and windows to the rear with fitted blinds, gas central heating
- No forward chain
- Good size, southerly facing, fully enclosed rear garden having a side patio, rear decked area, summer house and small area of storage
- Off road parking for one car
- Excellent location with everything on our doorstep! Gladstone Road runs behind Ashley Road so is moments from the shops. Excellent transport links by car, bus and rail, all close by with Poole Town Centre being approximately 2 miles away
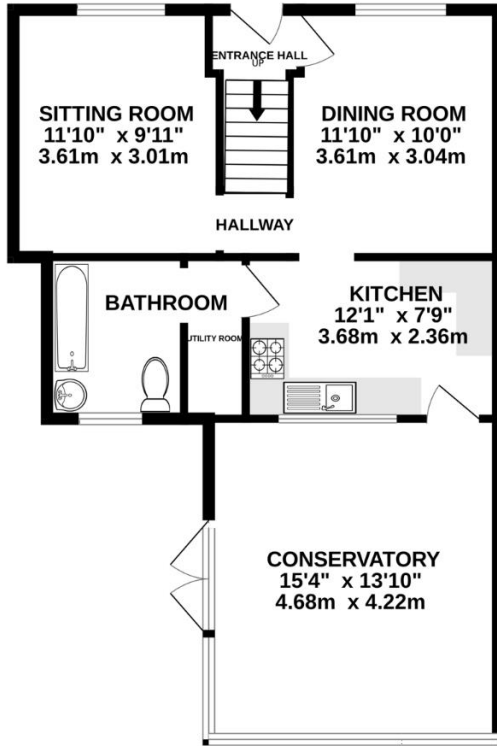

COUNCIL TAX BAND: C   EPC RATE: D

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.
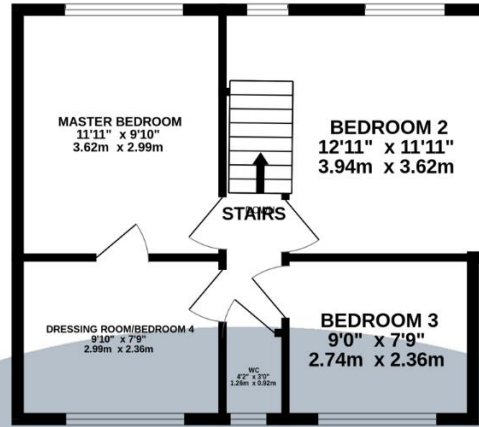
GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

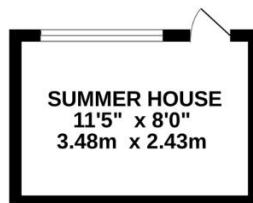**1ST FLOOR**
439 sq.ft. (40.8 sq.m.) approx.

2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.

ENTRANCE HALL
UP

SITTING ROOM
11'10" x 9'11"
3.61m x 3.01m

DINING ROOM
11'10" x 10'0"
3.61m x 3.04m

HALLWAY

BATHROOM

UTILITY ROOM

KITCHEN
12'1" x 7'9"
3.68m x 2.36m

CONSERVATORY
15'4" x 13'10"
4.68m x 4.22m

MASTER BEDROOM
11'11" x 9'10"
3.62m x 2.99m

BEDROOM 2
12'11" x 11'11"
3.94m x 3.62m

STAIRS

DRESSING ROOM/BEDROOM 4
9'10" x 7'9"
2.99m x 2.36m

WC
4'2" x 3'9"
1.26m x 0.92m

BEDROOM 3
9'0" x 7'9"
2.74m x 2.36m

LOFT ROOM
22'4" x 8'6"
6.80m x 2.60m

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SUMMER HOUSE
11'5" x 8'0"
3.48m x 2.43m

TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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