



Plemont Close, Parkstone
Poole, BH12 4JP

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FREEHOLD PRICE £425,000

First time to the market for this deceptively spacious 4 double bedroom chalet bungalow, set in a quiet cul de sac, with outstanding views over the nature reserve below. The home has a large lounge, dining/garden room, kitchen/breakfast room, 2 ground floor bedrooms and a bathroom. Upstairs are 2 large rooms, one with an ensuite cloakroom. It further offers a cellar, which has been used as a workshop, garage, carport, summer house, large gardens, and parking for several cars. Built in 1962 as a 2 bedroom bungalow, the owners have undergone vast improvements and extensions and have deeply loved and cherished their time in the property. The property offers further scope for some modernisation and personalisation and sold with no further chain. A true delight and a home with so much to offer the next buyer!

- Spacious 4 double bedroom chalet house set in an enviable position, backing onto the nature reserve
- Stunning views over the garden and far reaching views over Bourne Valley; a true gem! Access to the nature reserve via a path down the side of number 5
- Offering potential for further modernisation and personalisation
- Two ground floor bedrooms and 2 further large rooms upstairs, one with an ensuite cloakroom
- Ground floor bathroom
- Large lounge opening into a dining/garden room
- Kitchen with oven, hob, extractor, and fridge all fitted into cream units with work tops over, area for small breakfast table
- Small utility area with plumbing and space for a washing machine
- Cellar, currently used as a workshop and area for storage. The boiler is located here
- Triple glazed windows with roller shutters fitted
- Gas central heating and water softener
- Detached brick built summer house fitted with double glazed windows and having power and light, wonderful room to relax and take in the lovely view and natural surroundings
- Detached garage with power and light and presently houses the tumble dryer. In front of the garage is an electric roller door and this is used to secure the rear of the property. Car port
- Large patio extending from the rear of the property out to steps down to the lower garden. The lower garden is extremely private with large lawn, central greenhouse, patio, and vegetable patch. Wonderful, fully enclosed and well established gardens

Plemont Close is a quiet cul de sac, set at the end of Corbiere Avenue and backing onto the Nature Reserve behind. Bourne Valley Nature Reserve is approximately less than a 10 minute walk away offering beautiful walks and green areas. Poole Town Centre is approximately 3 miles.

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

COUNCIL TAX BAND: D

EPC RATE: D



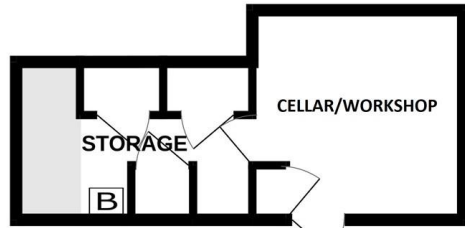
Bourne Valley Nature Reserve

Bourne Valley Nature Reserve



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

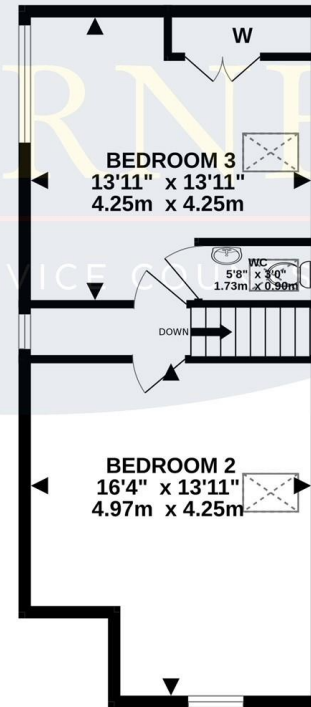
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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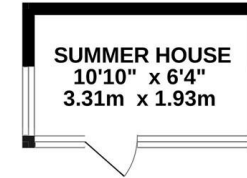
BASEMENT
185 sq.ft. (17.2 sq.m.) approx.



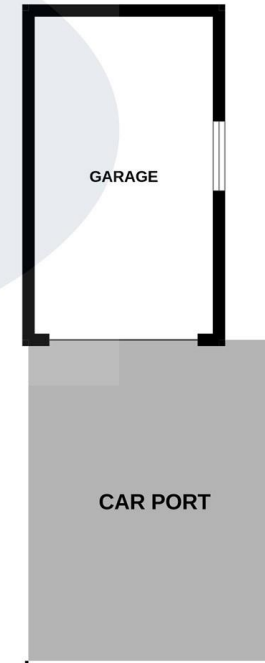
GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



SUMMER HOUSE
10'10" x 6'4"
3.31m x 1.93m



NOT LOCATED IN EXACT
POSITIONS
211 sq.ft. (19.6 sq.m.) approx.





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