

22 Phylton Road, Parkstone
Poole, BH12 3DQ



HEARNES

WHERE SERVICE COUNTS

22 Phylton Road, Parkstone, Poole, BH12 3DQ

FREEHOLD PRICE £425,000

A characterful and absolutely stunning 3 bedroom, detached house set in a popular cul-de-sac location in Parkstone, with large garden and off road parking. The property benefits from a sociable open plan kitchen/dining/day room with French doors to the garden. Furthermore, there is a separate spacious cozy lounge with bay window facing the front garden. There are wood effect floors throughout the ground floor, modern décor, stripped and painted floors upstairs, and oozes a feeling of warmth and relaxation throughout. The master bedroom is a wonderful size with a lovely bay window with potential room for an ensuite, in addition there is a spacious 4-piece bathroom having a shower and separate bath. The property sits on a lovely plot with a long driveway offering off road parking at the side of the house which leads to the rear of the garden. This must be viewed in person to appreciate its charm and feeling!

- A Charming 3-bedroom detached house set in a very quiet cul-de-sac location
- Open plan kitchen/dining/day room across the rear of the property offering a spacious and fully fitted kitchen, breakfast bar area, space for a large dining table and sofa
- Ground floor WC
- Utility room/storage accessible from the rear of the property, space with a washing machine and tumble dryer
- Separate lounge with bay window to the front of the property
- Large family bathroom to include a shower, bath, vanity unit and wc
- Very spacious master bedroom with bay window and potential space for ensuite like other similar houses have done
- Good sized tiered garden offering a patio and a large area of raised lawn which catches the sun all day
- Driveway leading down the side of the home with parking for 2/3 cars or ideal for a van/small boat
- Double glazing and gas central heating throughout

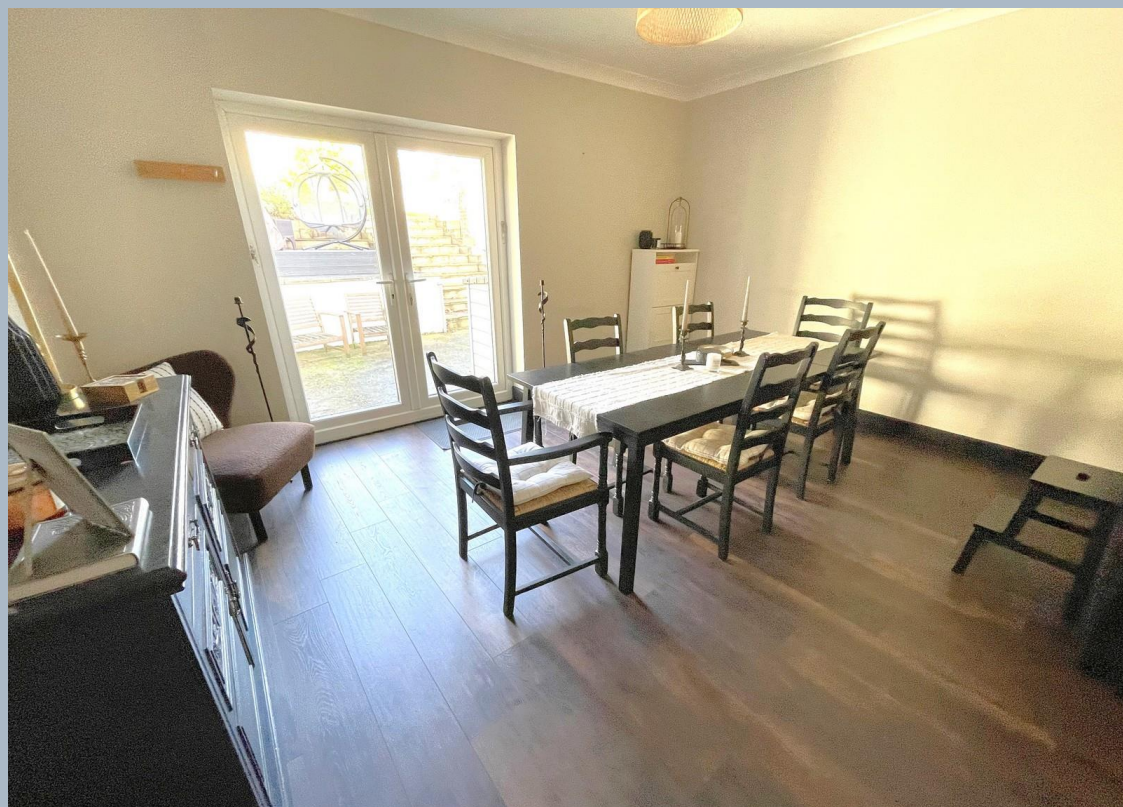
Phylton Road is set 350 metres to the local shops on Ashley Road with their range of bars, restaurants, take aways, shops, and supermarkets. Poole Town Centre is just over 2 miles away and Poole Park within 1.5 miles. Parkstone train station is 1.1 miles away. The beach and sea at Branksome and Sandbanks are within 4 miles.

COUNCIL TAX BAND: C

EPC RATE: D

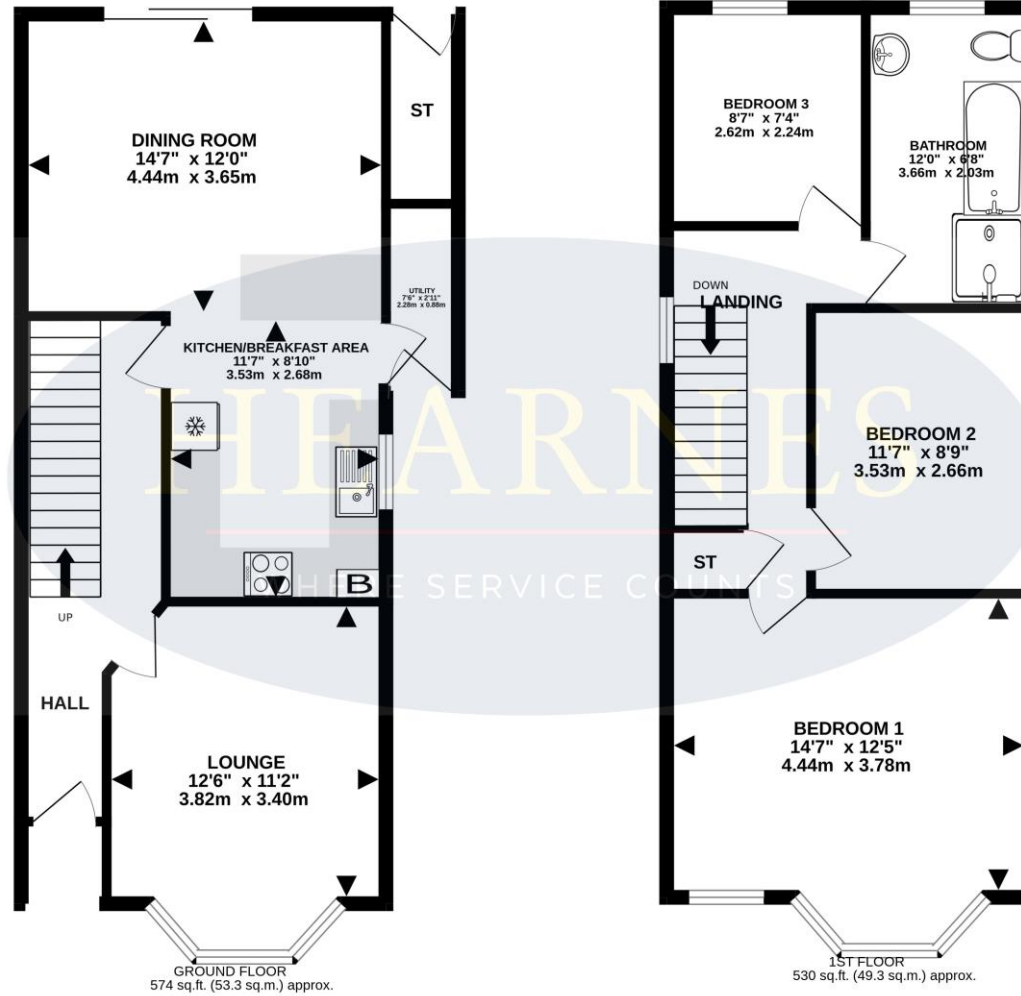
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

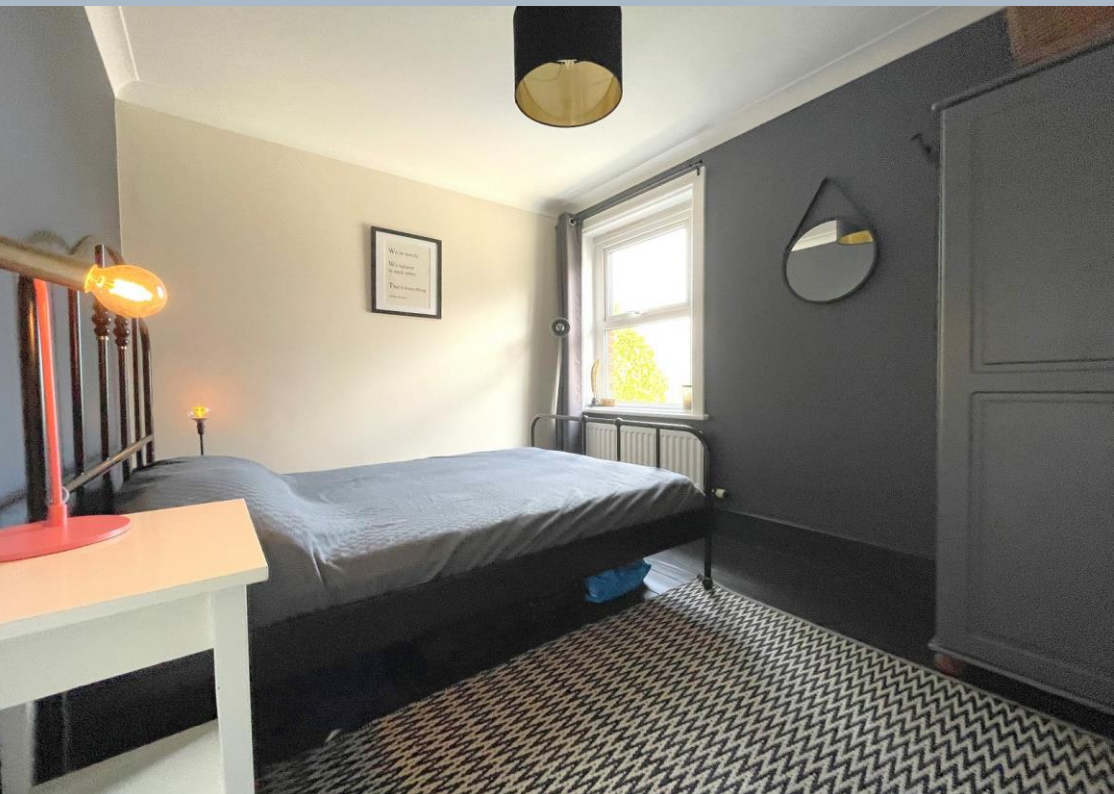




TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

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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