

**Sunnyside Road, Parkstone, Poole,  
Dorset, BH12 2LB**



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# Sunnyside Road, Parkstone, Poole, Dorset, BH12 2LB

## FREEHOLD PRICE £340,000

A well presented 1930's detached 2 bedroom home with dressing room/study, open plan lounge/dining room/kitchen, conservatory, 90' rear garden and off road parking for one car. The current owners have lived at the property for 20 years and has undergone modernisation more recently internally to include a refitted kitchen with integrated appliances, conservatory, ground floor wc, bathroom, utility area and benefits from gas central heating and double glazing. Set in Parkstone and within a mile of the shops at Ashley Road and within half a mile to Branksome Recreation Ground.

- Detached 1930's 2 bedroom home with further dressing room/study
- Delightful 90' rear garden which has been lovingly tendered containing an array of shrubs, trees, plants along with new fencing and a feature pond. This level garden has a large area of lawn and patio and is fully enclosed and private
- Just completed is a new double glazed conservatory that opens from the kitchen and leads to the garden. Utility area off this with space and plumbing for washing machine and tumble dryer
- Large storage/workshop room at the rear of the garden
- 2 reception areas opening into a modern kitchen
- Kitchen fitted with a range of pale grey handle less units with work tops over and attractive tiling and splashbacks. Integrated 4 ring gas hob, extraction hood, oven and under counter fridge and freezer. There is currently space for a washing machine, and this could be moved into the utility area
- Well presented inside with modern internal decor
- 2 double first floor bedrooms, one with extensive fitted wardrobes to one wall. Further room that could be used as a dressing room or study
- Refitted bathroom with rain shower over the bath, attractive tiling and window to the rear
- Ground floor wc with wash basin
- Gas central heating and double glazing
- Resin driveway with off road parking for one car. Rendered front wall with built in security lights.

Set in Parkstone within half a mile of Ashley Road shops, and 0.8 of mile from Branksome Retail Park and Branksome Station. Branksome Recreation Ground is within quarter of a mile with its fitness trail and sports pitches.

**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.

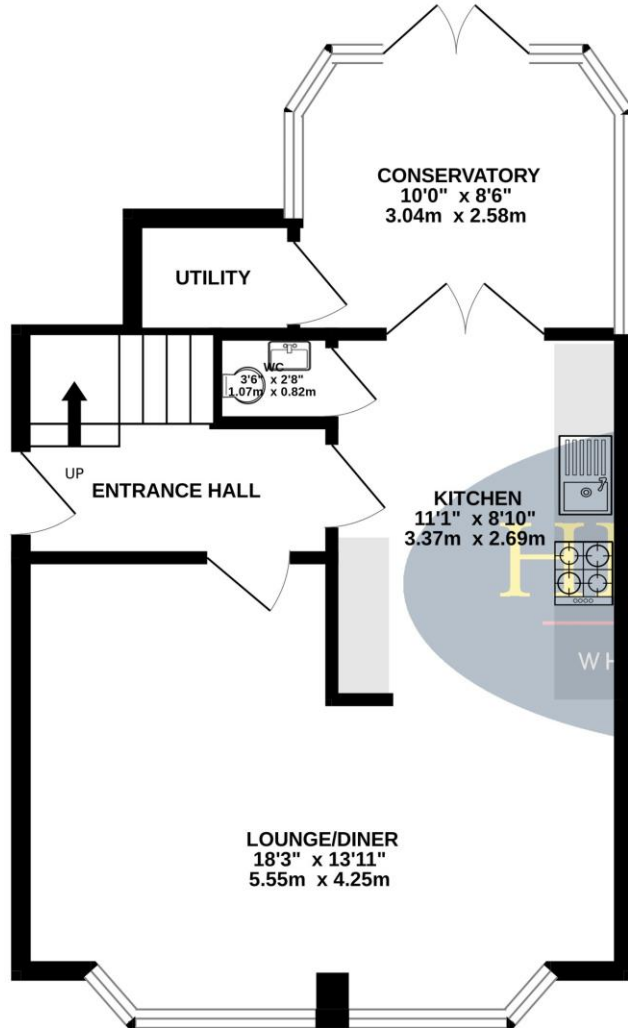




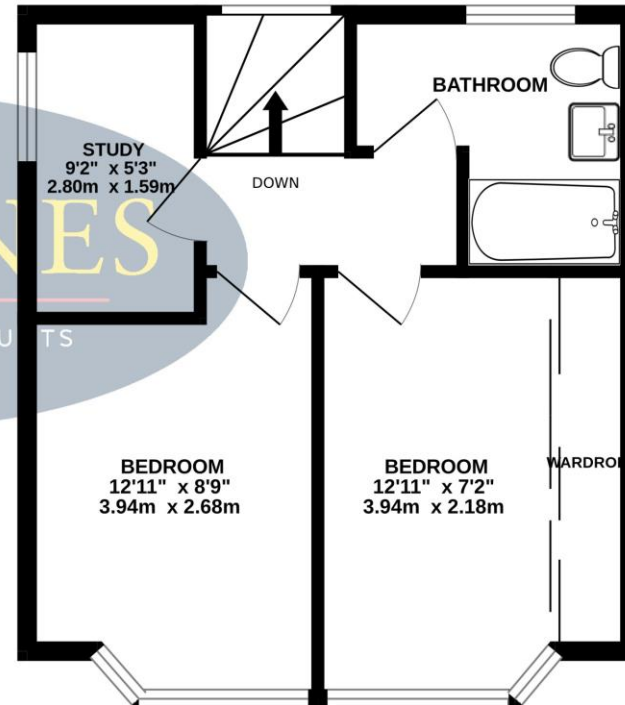




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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