

Phyldon Road, Parkstone
Poole, BH12 3DQ



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FREEHOLD PRICE £400,000

A character and well presented 3 bedroom, detached house set in a popular cul-de-sac location in Parkstone, with large garden and off road parking. Benefitting from a spacious open plan kitchen/dining/day room across the rear of the home with French doors leading to the garden and a lounge with bay window to the front. The master bedroom is particularly spacious, with similar houses in the area putting in an en suite, and 2 further bedrooms. 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 and leading into the rear garden. The current owners have lived there for 10 years and thoroughly enjoyed their time there and the property is being offered with no forward chain.

- Charming 3 bedroom detached house set in a popular cul-de-sac location in Parkstone
- Open plan kitchen/dining/day room across the rear of the property. This room is unexpectedly spacious with a fully fitted kitchen, breakfast bar area, space for a large dining table and sofa.
- Utility room/storage off to the side of the kitchen with space for a washing machine and dryer
- Separate lounge with bay window to the front of the property
- Space to the side and rear for further extension (subject to planning)
- Large family bathroom to include a shower, bath, vanity unit and wc
- Spacious master bedroom with bay window
- Good sized tiered garden offering a patio and a large area of raised lawn which catches the sun all day. Also offering an external storage room which is to the rear of the utility room
- Driveway leading down the size of the home with parking for 2/3 cars or ideal for a van/small boat
- Double glazing and gas central heating throughout
- No forward chain!

Phyldon 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. The beach and sea at Branksome and Sandbanks are within 4 miles.

COUNCIL TAX BAND: C

EPC RATE: D

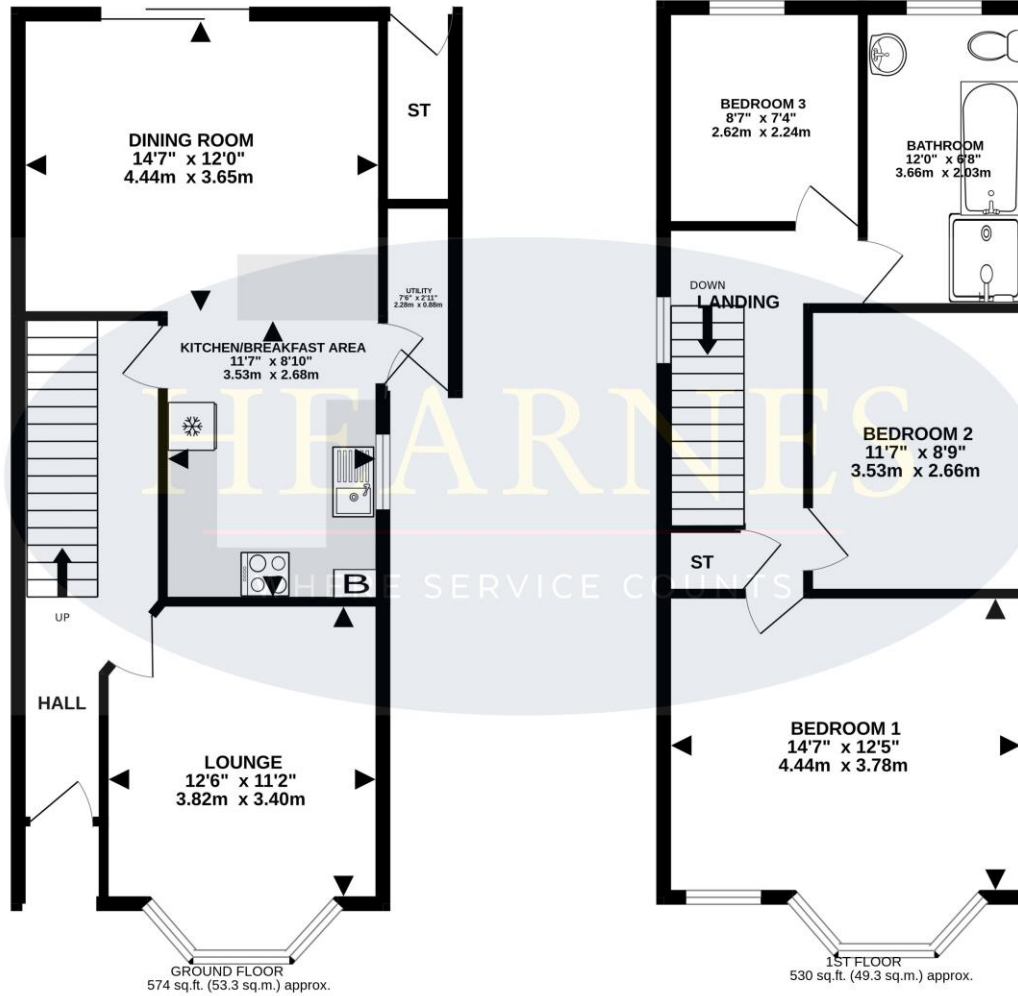


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 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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