

6 Worrell Drive, Poole, Dorset, BH12 3NR



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FREEHOLD PRICE £350,000

A rather unique, extended 5 bedroom, 2 bathroom semi detached home with a large lounge/dining room, conservatory, cloakroom set in a convenient location in Parkstone. The property offers flexible accommodation having a ground floor bedroom with en suite shower, along with excellent parking to the front, a large garage/workshop, outside storage and a dog grooming parlour. The current owner has run a dog grooming business and with the outbuildings available, it could be used for something similar.

- Very spacious 5 bedroom 2 bath semi-detached home (including a ground floor bedroom with en suite shower room)
- Generous accommodation laid out over 2 floors with garden outbuildings
- Spacious lounge/dining room
- Conservatory with doors out to the garden
- Fitted kitchen in a range of white high gloss shaker style units with work tops over having a freestanding cooker, extractor, freestanding washing machine and space for fridge/freezer
- Downstairs cloakroom
- Wood laminate flooring throughout with tiled kitchen floor
- Double glazing and gas central heating
- Boarded loft with pull down ladder, providing a large storage area
- Landscaped southerly facing rear gardens, which enjoys all day sunshine, having a pond, raised beds, attractive flowers and shrub borders
- Outbuildings to include a large garage/workshop, dog parlour and summer house. Outside catio (enclosed area for cats)
- Very useful covered storage area that runs down the side of the property
- Off road parking for 3 cars to the front and a large storage shed, ideal of a mobility scooter or push bikes
- Owner found a forward purchase

Worrell Drive is situated within a mile of Knighton Heath Golf Club and half a mile of Bourne Valley Nature Reserve. It is conveniently located just over a mile to Tower Park with its leisure amenities and superstore and within 4 miles of Bournemouth and 5 miles of Poole Town Centre. A local Co-Op on Rossmore Road is within half a mile for everyday conveniences.

COUNCIL TAX BAND: C

EPC RATE: D

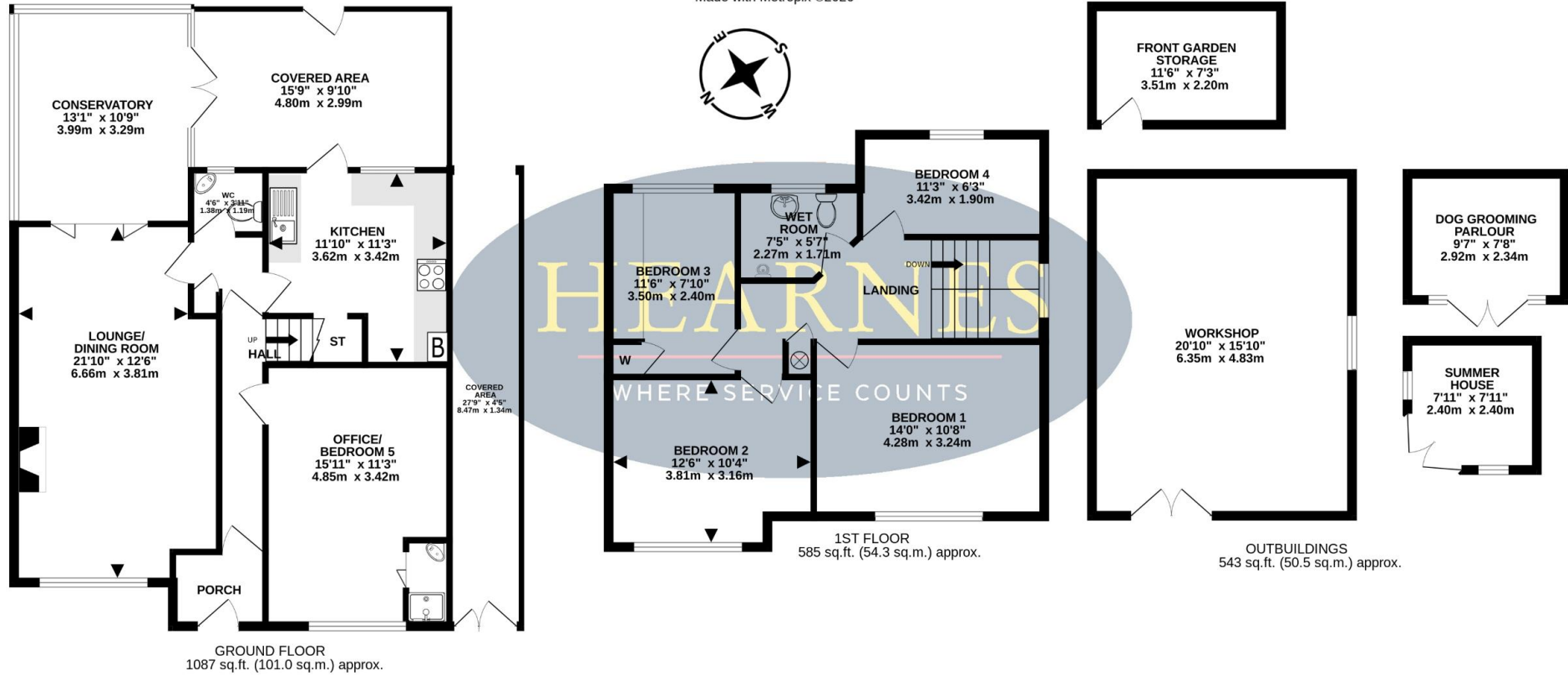




INCLUDING OUTBUILDINGS AND COVERED AREAS

TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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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