

**58 Uppleby Road, Parkstone,
Poole, Dorset, BH12 3DE**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD Price £395,000

An attractive and charming 4 bedroom detached character home with a double reception room, spacious kitchen, conservatory, off road parking for one car and a wonderful 100 ft level rear garden. This ideal family home has been updated over the years and just had a new roof and further offers a log burner in the sitting room, modern kitchen with range cooker and space for all appliances, gas central heating, double glazing and spacious bathroom.

- An attractive, character detached 4 bedroom home (bedroom 4 currently used as a dressing room)
- Fabulous 100' rear garden fully enclosed rear garden with new fencing, flat lawn, two patios and areas to enjoy the sun throughout the day
- Modern kitchen fitted in a range of cream units with wood effect work tops. Fitted with a range cooker, extraction over and space and plumbing for washing machine, dishwasher, and fridge/freezer
- Kitchen opening into a conservatory, which leads to the garden
- Double reception room with lounge area to the front with a bay window and log burner and dining area to the rear
- Replaced roof in 2023, gas central heating and double glazing
- Spacious family bathroom
- 3 double bedrooms with the fourth bedroom used as a dressing room
- Off road parking for one car

Uppleby Road is an extremely convenient location, set just over 400m from the range of shops and restaurants in Ashley Road with approximately 800m to Waitrose. Poole Town Centre is just over 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is less than 1.5 miles away with a popular boating lake, crazy golf, tennis courts, pitch and putt, cycle track, miniature train ride plus much more. Bournemouth town centre is 3.5 miles away, Ashley Cross is within one mile and Westbourne is 2 miles away.

COUNCIL TAX BAND: C

EPC RATE: C

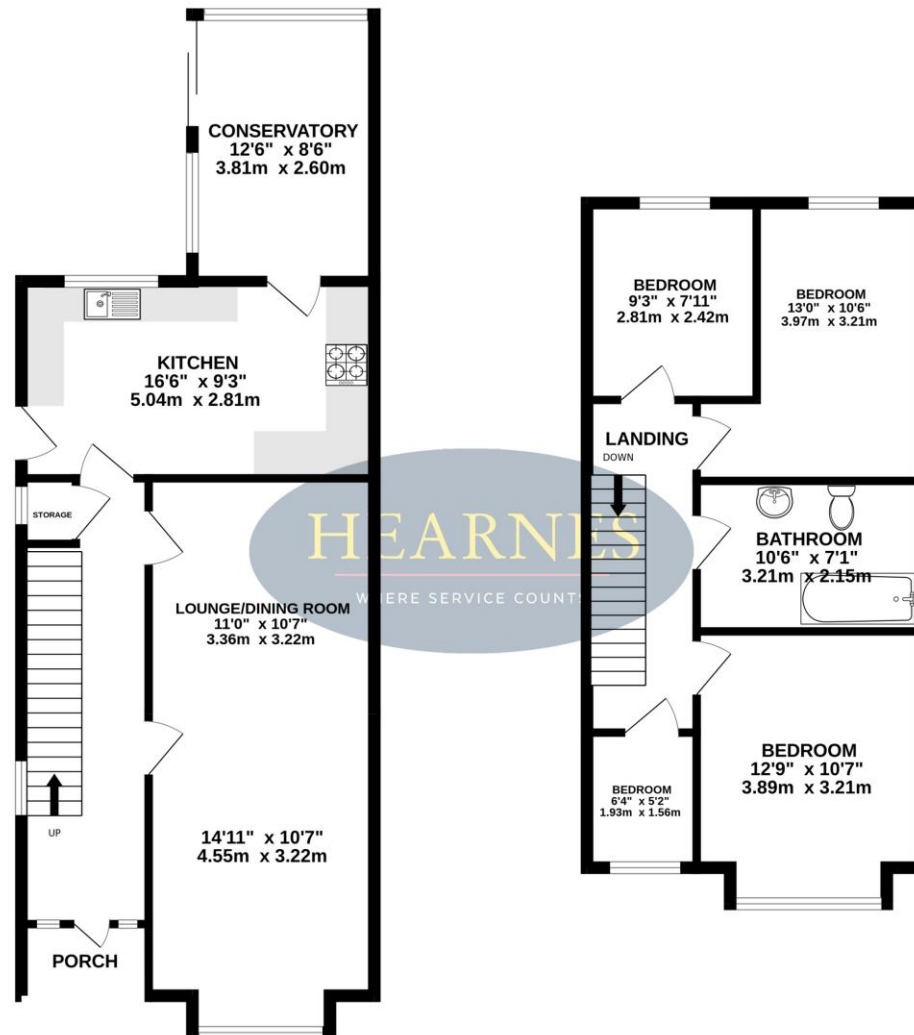
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

FIRST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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