

**Churchill Road, Parkstone, Poole ,
Dorset, BH12 2JD**



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FOR SALE
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Churchill Road, Parkstone, Poole, BH12 2JD

FREEHOLD PRICE £385,000

A modernised 1930's detached 3 bedroom home with open plan kitchen/dining room, separate lounge, cloakroom, modern family bathroom, private garden with garden room and 2 off road parking spaces. This attractive home has been updated by the current owners to include opening up the kitchen area and having a fabulous family space for cooking, living and dining. There are Karndean floors laid to the entrance hall and open plan areas, fully integrated kitchen and modern internal décor. There is a recently laid block paved driveway to the front and the rear garden is a good size with a generous rear patio, offering a welcoming area for entertaining, along with a lawned area, studio/garden room and a rear storage room. The property will be sold with no forward chain.



- Attractive 1930's 3 bedroom detached home
- Welcoming entrance hall where you can see straight through the home into the garden and having a partially exposed brick feature wall
- Beautiful kitchen fitted in a range of white shaker style units with quality work tops and splash backs includes a Belfast sink, beautiful Cuisine Master Range cooker with extraction over and integrated appliances to include full height fridge and freezer, Neff dishwasher and wine fridge
- The kitchen opens up to a dining area with central doors opening out to the patio and garden
- Downstairs cloakroom and utility cupboard housing boiler and space/plumbing for washing machine
- Spacious main bedroom with bay window
- Modern bathroom with P shaped bath having a shower over
- Replacement double glazed windows and new entrance porch
- Studio/garden room, currently used as a 'Man cave' with power, light and further side storage room, ideal as a garden store
- Westerly facing and extremely private rear garden with large patio and lawned area
- Recently laid block paved driveway and off road parking for 2 cars side by side
- Vacant and sold with no forward chain

The property is conveniently located in Churchill Road in Parkstone, being within walking distance to the local shops on Rossmore Road and within a mile to Waitrose and the shops on Ashley Road. Branksome Recreation Ground is also close by, along with Tower Park Leisure Park. Poole Town Centre is just over 2 miles away and Bournemouth Town Centre just under 3 miles.

COUNCIL TAX BAND: C

EPC RATE: D

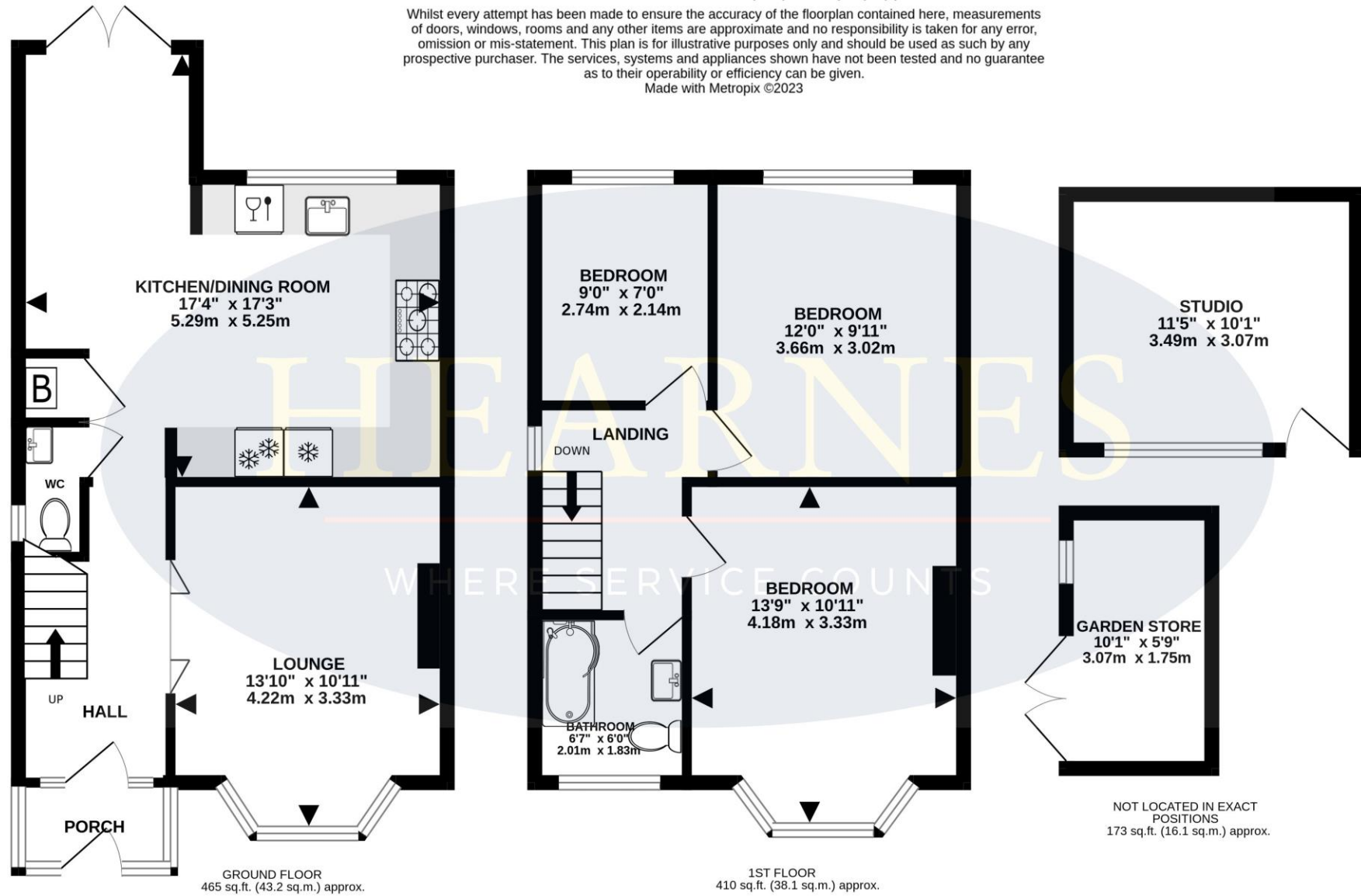
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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