



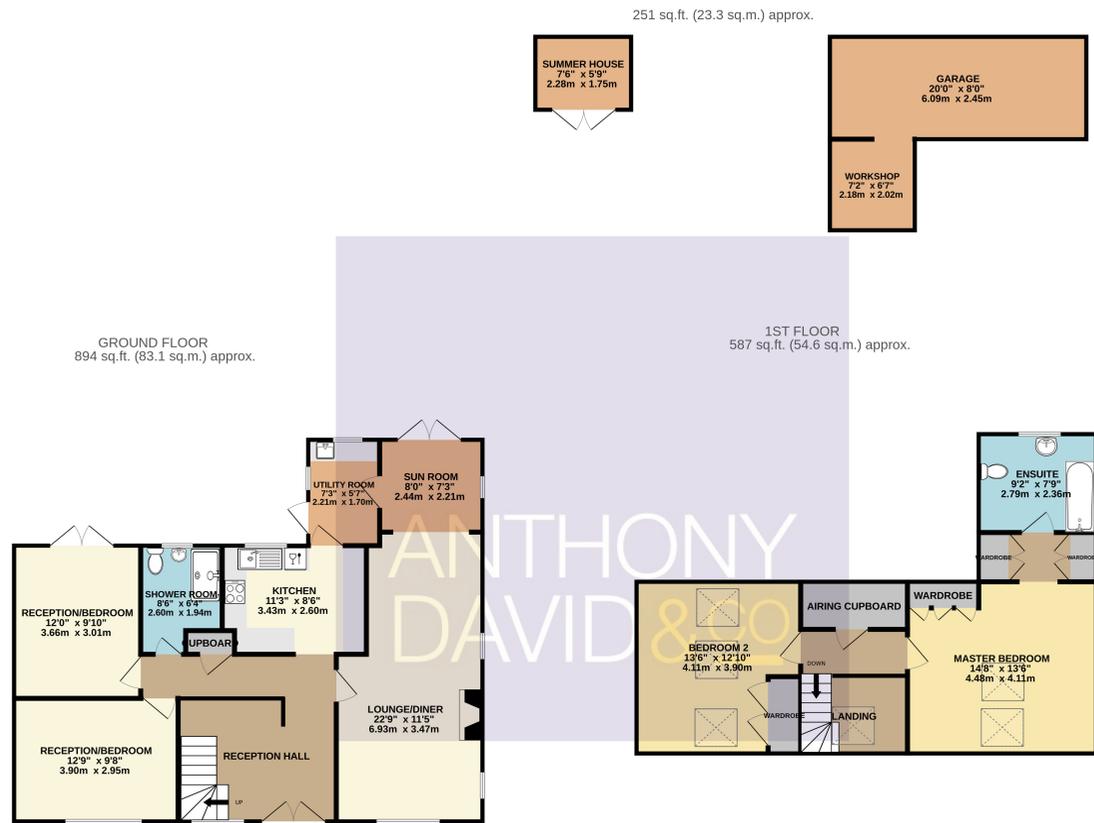
37 Cromwell Road, Parkstone, POOLE, Dorset BH12 2NP

£495,000 Freehold

**** NO FORWARD CHAIN **** A beautifully presented three/four bedroom detached chalet conveniently situated on its own plot a short walk away from the popular Ashley Road with it's array of shops, amenities and bus routes to both Poole and Bournemouth. This bright and sunny home offers circa 1500 sq ft of living space and viewing is imperative to not only appreciate not only its convenient location but also the versatile accommodation on offer, which comprises: **DOWNSTAIRS**; lounge/diner, sun room with own terrace, stylish kitchen, utility room, two double bedrooms/reception rooms and shower room. **UPSTAIRS**: Two double bedrooms and en-suite shower/bathroom room with power shower. Externally the property boasts a stunning South facing garden with numerous sun patios, fish pond and a summer house. To the front the carriage driveway provides excellent off road parking for around six cars which in turn gives side access to a detached garage/workshop. Further features of this 'one of a kind home' include: Engineered oak flooring, Multifuel burner, Worcester boiler (3 year guarantee remaining), integrated appliances to include Bosh dishwasher and extractor, Smeg cool touch self cleaning oven (guarantee until 2027), Beco washing machine, tall larder fridge, tall larder freezer, water filter system, Owned 16 solar panels on the South and West facing rooves, 4 solar powered electric blinds with wall mounted remote controls, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, Heatherlands Primary, St Edwards RC/CoE Secondary and Poole High.

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TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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Reception Hall 13' 0" x 12' 4" (3.96m x 3.76m)

Lounge/Diner 22' 7" x 11' 5" (6.88m x 3.48m)

Sun Room 8' 0" x 7' 3" (2.44m x 2.21m)

Kitchen 10' 8" x 8' 7" (3.25m x 2.62m)

Utility Room 7' 3" x 5' 7" (2.21m x 1.70m)

Bedroom/Reception Room 12' 10" x 9' 8" (3.91m x 2.95m)

Bedroom/Reception Room 12' 0" x 9' 10" (3.66m x 3.00m)

Bathroom 8' 6" x 6' 4" (2.59m x 1.93m)

Landing Doors to

Master Bedroom 14' 8" x 13' 6" (4.47m x 4.11m)

En-Suite Bathroom 9' 2" x 7' 9" (2.79m x 2.36m)

Bedroom Two 13' 7" x 12' 10" (4.14m x 3.91m)

Garage 20' 0" x 8' 0" (6.10m x 2.45m)

Workshop 7' 2" x 6' 7" (2.18m x 2.01m)

Summer House 7' 6" x 5' 9" (2.29m x 1.75m)

Garden South facing

Carriage Driveway Ample off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.