



**9 Madeline Crescent, Newtown,  
Poole, Dorset, BH12 3HY**

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## FREEHOLD PRICE £340,000

A well-presented and stylish modern 3 bedroom 2 bathroom semi-detached home with garage, driveway and fully enclosed private garden set in a quiet cul de sac in a popular area of Parkstone. The owners have modernised the property to include a refitted kitchen/breakfast room with integrated appliances, spacious lounge with wood effect flooring, modern bathroom, new ensuite shower room to the master bedroom, new internal doors and redecorated throughout. The property also benefits from gas central heating, double glazing, and a landscaped low maintenance southerly rear garden.

- Well-presented 3 bedroom semi-detached home in a quiet cul de sac
- Fully modernised and updated inside
- Kitchen/breakfast room fitted in a range of white high gloss units and integrated Bosch appliances to include oven, 4 ring gas hob and washing machine
- Spacious lounge with wood effect flooring
- Stylish bathroom with shower over the bath
- En suite shower room to the master bedroom
- Gas central heating and double glazing
- Driveway with parking in tandem for 3 cars plus further area to the front offering the potential for additional parking
- Single garage with up and over door
- Landscaped, walled rear garden, which is southerly facing and very private. Divided into 3 areas with a patio leading from the kitchen, central paved area for dining and a rear paved area with outdoor sofas for relaxing

Madeline Crescent is a popular cul de sac in Newtown, Parkstone and is conveniently located within a mile of the shops on Ashley Road, under a mile to Tower Park Leisure Complex and within easy access of Ringwood Road providing excellent road links to the west and east of the county. Poole and Bournemouth are within 3 miles along with the beaches and sea and wonderful coastal areas.

**COUNCIL TAX BAND: C**

**EPC RATE: C**

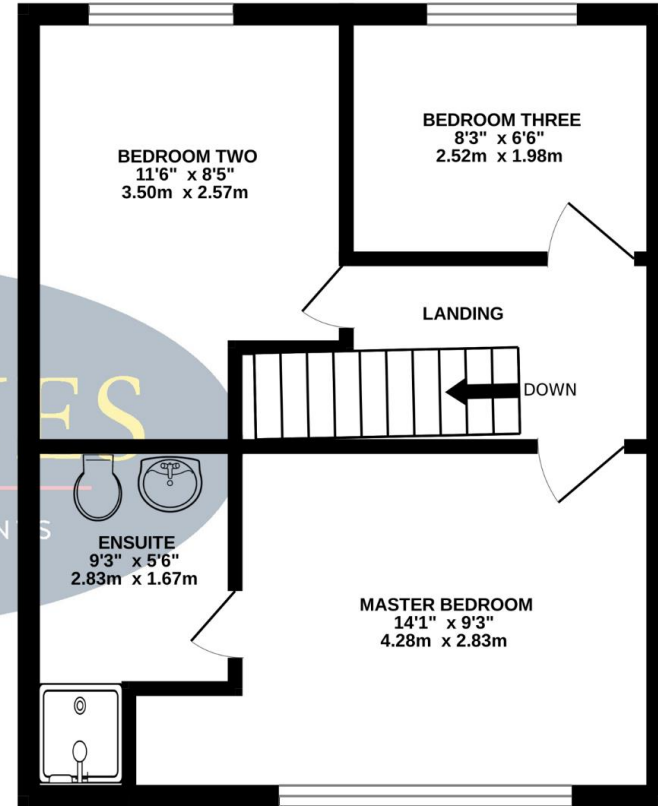
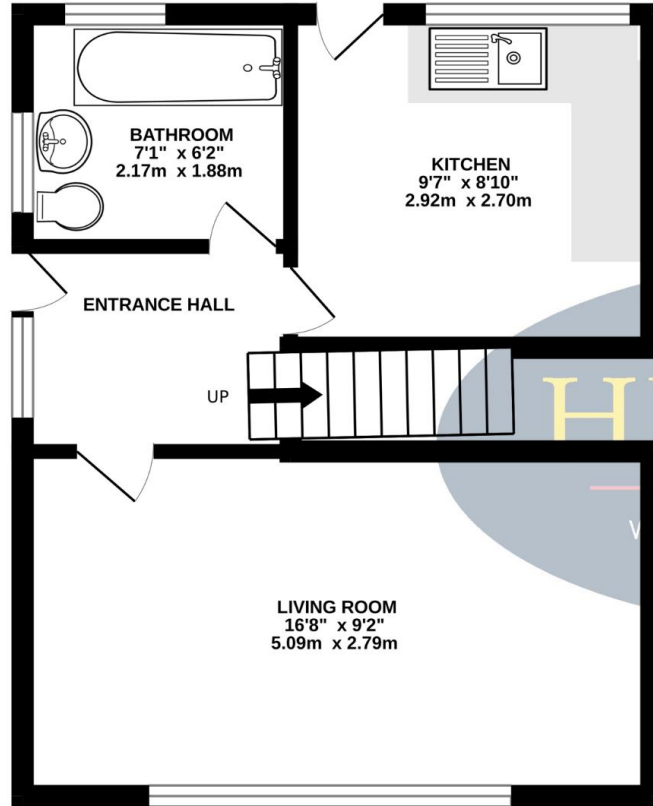
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR

1ST FLOOR



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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