



59 Rosemary Road, Parkstone, Poole, Dorset BH12 3HA

Guide Price £375,000 Freehold

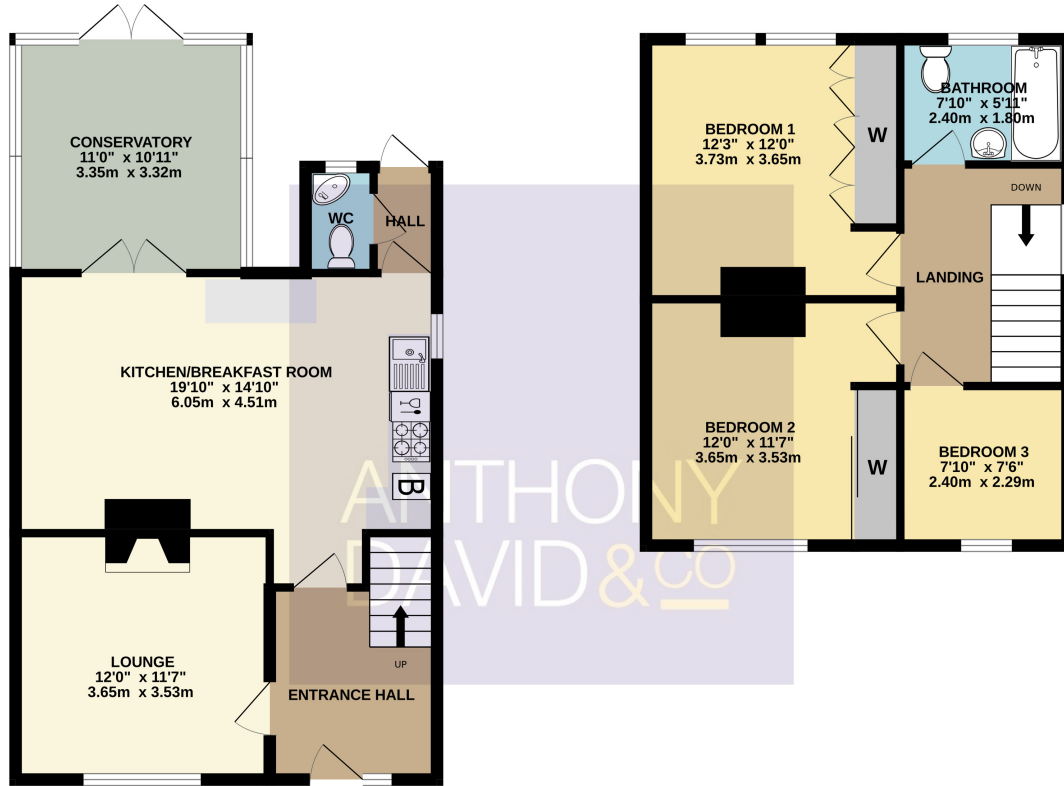
A superb three bedroom detached house on this popular residential road in the heart of Parkstone close to local shops, amenities, doctors surgery and central bus routes. Tower Park Leisure Centre with its array of eateries, gym, cinema, Tesco Extra and Splash park are also close to hand. This charming family home presents over 1000 sq ft and internal viewing is highly advised to appreciate the accommodation on offer comprising: lounge, open-plan kitchen/diner, conservatory, two double bedrooms, a good-sized third bedroom, family bathroom and downstairs WC. Externally, the property boasts a enclosed rear garden mostly laid to lawn with a small graveled area. To the front, the property houses off-road driveway parking for multiple cars with side access to the garden. Further features of this ideal family home include feature fireplace to lounge, bright and spacious entrance hall, built-in wardrobes to bedrooms one and two, boarded loft, integrated dishwasher, UPVC double glazing and gas central heating. Nearby Schools - Livingstone Juniors, Manorside Academy, Heatherlands Primary and St Josephs Primary.

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GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 0" x 11' 7" (3.66m x 3.53m)

Kitchen/Breakfast Room 19' 10" x 14' 10" (6.05m x 4.52m)

Conservatory 11' 0" x 10' 11" (3.35m x 3.33m)

Downstairs WC 5' 0" x 3' 3" (1.52m x 0.99m)

Landing Doors to

Bedroom One 12' 3" x 12' 0" (3.73m x 3.66m)

Bedroom Two 12' 0" x 11' 7" (3.66m x 3.53m)

Bedroom Three 7' 10" x 7' 6" (2.39m x 2.29m)

Bathroom 7' 10" x 5' 11" (2.39m x 1.80m)

Garden Enclosed

Driveway Off-Road Parking

Council Tax Band C

TOTAL FLOOR AREA: 1073 sq.ft. (99.6 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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