



31 Gladstone Road, Parkstone, Poole, Dorset BH12 2LY

Guide Price £450,000 Freehold

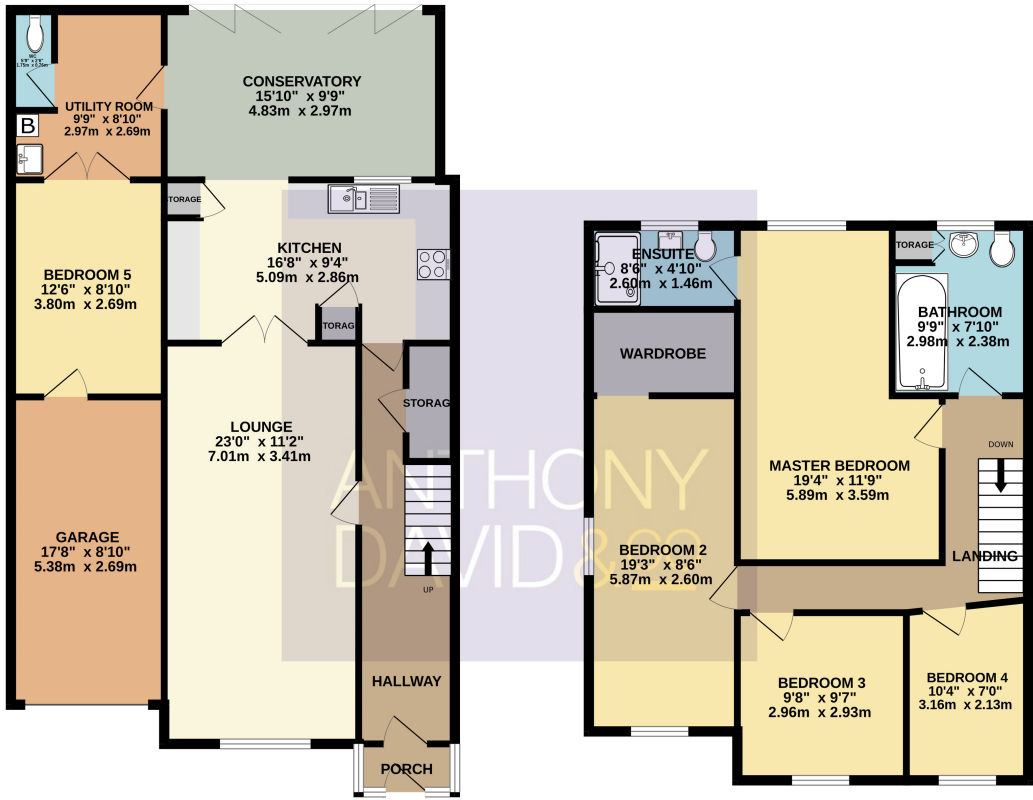
A superb five bedroom semi detached house conveniently situated in this residential road in Parkstone a short walk away from the popular Ashley Road with its array of shopping facilities, amenities and central bus routes. This fantastic family home offers over 1800 sq ft (including garage) of living space and viewing is essential to not only appreciate its convenient location but also the versatile accommodation on offer, which comprises: 23' lounge, fitted kitchen, family/dining room, utility room, downstairs cloakroom, modern en-suite shower and stylish bathroom. Externally the property boasts a beautifully tended South facing garden with sun patio, artificial lawned area and further patio, To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this 'must see home' include: feature fireplace to lounge, NEW 'BOSCH' BOILER (2023), walk-in wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors, St Edwards RC/CoE Secondary and Poole High.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.

1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 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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Entrance Hall Doors to

Lounge 23' 0" x 11' 2" (7.01m x 3.40m)

Kitchen 16' 8" x 9' 4" (5.08m x 2.84m)

Family/Dining Room 15' 10" x 9' 9" (4.83m x 2.97m)

Utility Room 9' 9" x 8' 10" (2.97m x 2.69m)

Downstairs Cloakroom 5' 9" x 2' 6" (1.75m x 0.76m)

Bedroom Five 12' 6" x 8' 10" (3.81m x 2.69m)

Landing Doors to

Master Bedroom 19' 4" x 11' 9" (5.89m x 3.58m)

En-Suite Shower 8' 6" x 4' 10" (2.59m x 1.47m)

Bedroom Two 19' 3" x 8' 6" (5.87m x 2.59m)

Bedroom Three 9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom Four 10' 4" x 7' 0" (3.15m x 2.13m)

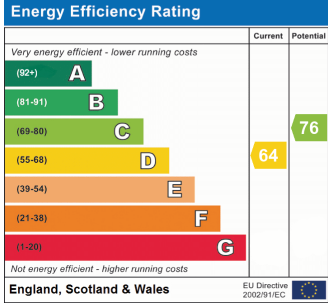
Bathroom 9' 9" x 7' 10" (2.97m x 2.39m)

Garage 17' 8" x 8' 10" (5.38m x 2.69m)

Garden South facing

Driveway Off road parking

Council Tax Band C



Property details contained herein do not form part of 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.