

**1 Catherine Close, Parkstone, Poole,
Dorset, BH12 3EF**

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FREEHOLD PRICE £325,000

A modern, 3 bedroom, 2 bathroom semi detached home, situated down a private drive in an exclusive development of luxury houses built by Harlequin Homes in 2016. The property was finished to a high specification throughout and benefits from a separate lounge with patio doors to the garden, modern kitchen/dining room with integrated appliances, downstairs cloakroom and en suite shower room on the first floor. The home has an enclosed rear garden, 2 designated off road parking spaces next to the property and a good size front garden which the owners have as a vegetable garden and outside eating area. The property further offers gas central heating and double glazing

- Modern 3 bedroom semi detached home – built in 2016 by Harlequin Homes
- Modern kitchen/dining room with space for a dining table and views to the front of the property
- The kitchen is fitted with a range of matt white handleless, units with complimentary work tops that extend to form a breakfast bar. A range of integrated appliances to include a 4 ring gas hob, oven, extractor, fridge/freezer, dishwasher, and washing machine.
- Separate lounge with double patio doors out to the garden
- Downstairs cloakroom with heated towel rail
- Master bedroom with fitted wardrobe and en-suite shower room
- Family bathroom fitted with shower over the bath, grey ceramic tiles and heated towel rail
- Amtico flooring in kitchen, entrance hall, downstairs cloakroom, en suite and & family bathroom
- Modern colour scheme throughout, however the home would benefit from new carpets
- Rear garden is laid to lawn and benefits from a decked area – perfect for outdoor entertaining with room for a large outdoor table and BBQ
- 2 designated off road parking spaces next to the house
- Gas central heating & double glazing
- Separate front garden area to the left hand side of the parking bay and presently used as a seating area and vegetable garden

There is an annual service charge of £125.00 per year to maintain/insure the private road

Catherine Close is an exclusive development set off Rosemary Road in Parkstone. Branksome Recreation ground is a 3 minute drive away offering playing fields and a play park, Tesco Express on Ringwood Road is 0.3 miles away. Tower Park is just over 1 ½ miles away offering a cinema, Splashdown Water Park and a variety of restaurants. Poole's award winning beaches are just over 3.8 miles away and Poole Park is 2 ½ miles away.

COUNCIL TAX BAND: C

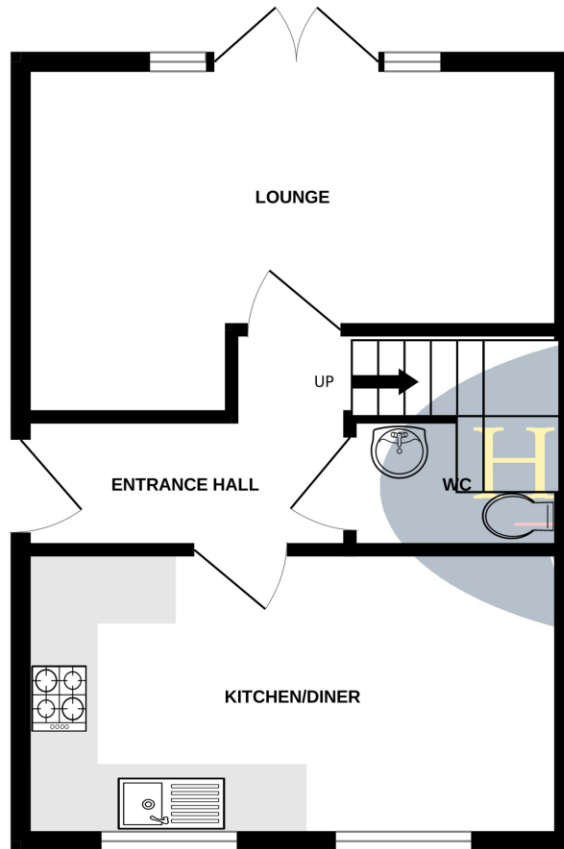
EPC RATE: B

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

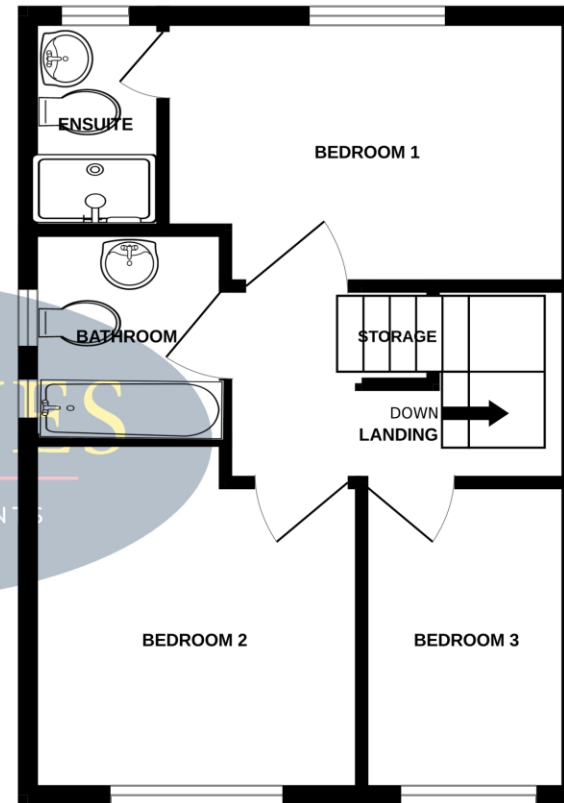




GROUND FLOOR



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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