

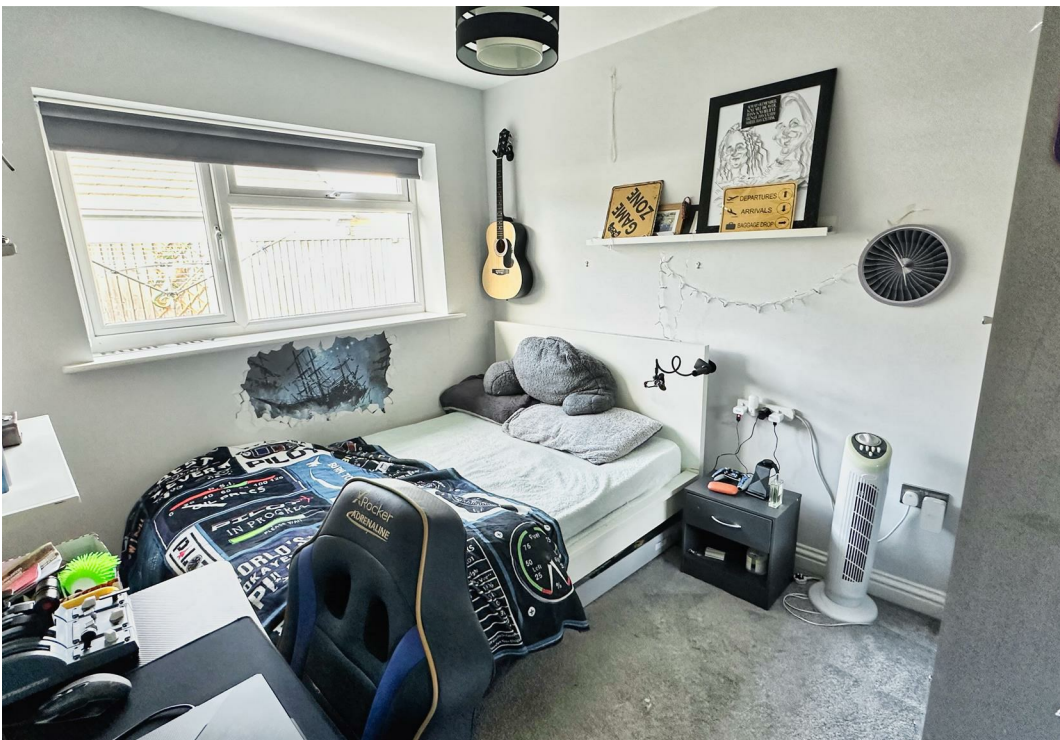


**84a Rosemary Road, Parkstone, Poole BH12 3HB**  
**Guide Price £350,000 Freehold**









**\*\* SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED \*\*** A meticulously presented family residence positioned at the end of a secluded driveway. Built-in 2019, this dwelling provides well-lit and spacious living spaces, comprising a delightful 28' open-plan living and kitchen area, two generously sized double bedrooms, a smaller double bedroom, and a luxurious bathroom. The exterior features a spacious enclosed private garden and two designated off-road parking spaces. Additional advantages include underfloor heating, bi-fold doors connecting the lounge to the garden, integrated appliances, solar panels, central heating, double glazing and the remainder of the 10-year building guarantee. Viewing is strongly recommended.

**Entrance Hallway:**

**Kitchen:**

4.00 x 3.27 (13'1" x 10'8")

**Lounge/Dining Room:**

5.48 x 4.00 (17'11" x 13'1")

**Master Bedroom:**

4.27 x 2.77 (14'0" x 9'1")

**Bedroom Two:**

3.27 x 2.69 (10'8" x 8'9")

**Bedroom Three:**

3.27 x 2.18 (10'8" x 7'1")

**Bathroom:**

**Off Road Parking**

**Tenure**

Tenure: Freehold

Postcode: BH12 3HB

EPC: B

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

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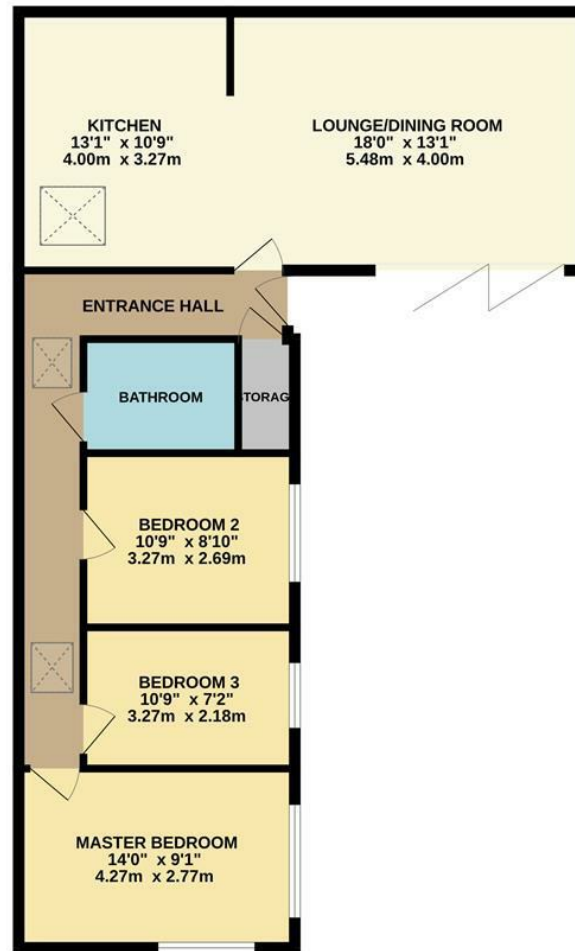
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GROUND FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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**All room dimensions given above are approximate measurements**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	88
(68-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			