



53 Wayne Road
Poole, BH12 3LF

Guide price £325,000

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GUIDE PRICE - £325,000 - 345,000

This distinctive three-storey home in Parkstone is one of just five properties originally built as a school house. Recently updated, the property features a newly fitted shower room and bathroom, both with underfloor heating, fresh décor throughout, and new flooring, creating a light and welcoming interior. Located a short walk from Ashley Cross with its independent shops, cafes, restaurants and bars.

The entrance hall provides a versatile space, ideal for a home office, and leads into the inner hall connecting all floors. The ground floor includes a modern shower room and a large, airy kitchen breakfast room, complete with gas hob, stainless-steel electric oven, and space for a dining area. On the lower ground floor, there is a versatile double bedroom or reception room with patio doors to the garden, a rear-facing lounge with patio access, and a contemporary bathroom with bath, sink, and WC.

The top floor houses two double bedrooms, both with part-sloping ceilings and Velux wooden-framed windows, providing light-filled and comfortable sleeping spaces. The home is equipped with gas central heating, double glazing, and neutral décor throughout, creating a move-in-ready environment.

Outside, there are patio areas to the rear and side, perfect for entertaining, along with a garden shed for storage. One allocated parking space is included, with plenty of additional untimed street parking available together with guest parking. This unique and well-presented home is ideal for families or professionals seeking a characterful property in Parkstone.

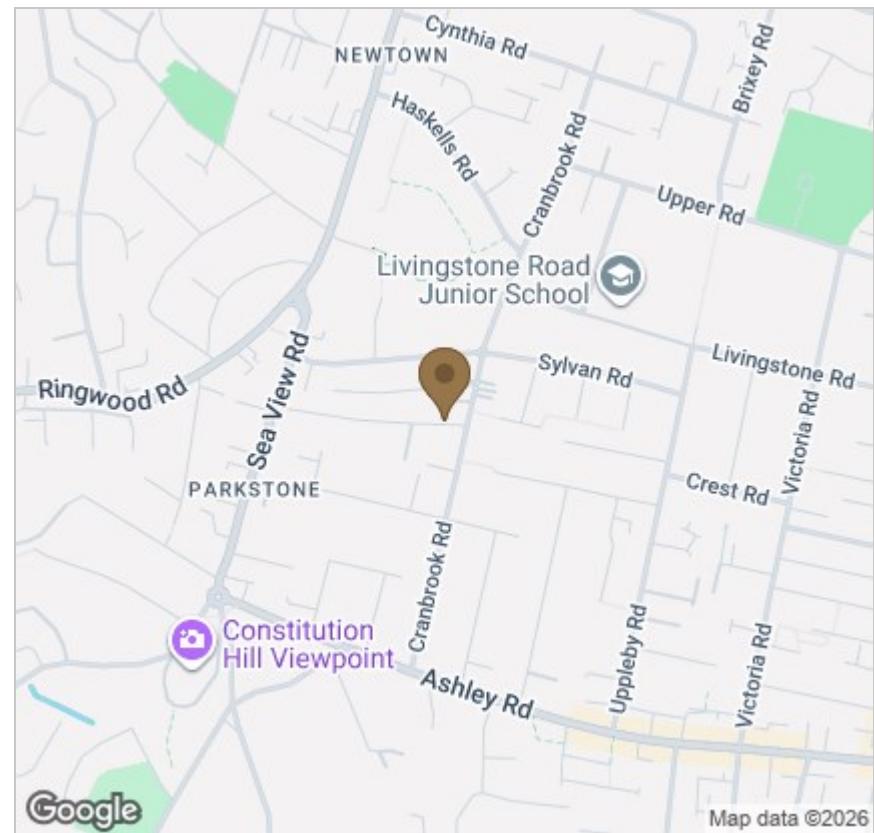




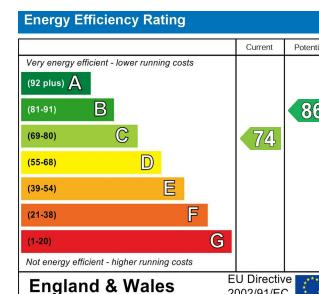
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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