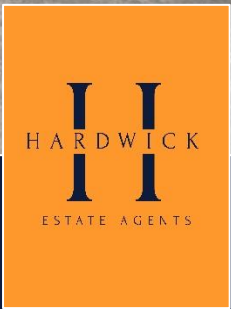




43c Beresford Road, Parkstone, Poole, BH12 2HD





A beautifully presented, spacious 4 bedroom detached bungalow, with en-suite, dressing room and a stylish open plan interior, situated in a quiet cul-de-sac with a westerly facing garden.

- Flexible accommodation
- Home office with built in furniture
- Impressive open plan living space
- Bedroom 1 with luxury en-suite & dressing room
- Family bathroom
- Newly fitted double glazed windows
- Newly fitted gas fired boiler
- Quiet cul-de-sac location
- Westerly facing garden
- Driveway parking
- Low maintenance gardens

**ASKING PRICE:**

£440,000 (Freehold)

**EPC RATING:**

Band - C





Total Area: 121.0 m<sup>2</sup> ... 1302 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## LOCATION

The property enjoys a tucked away position at the end of quiet cul-de-sac. It lies approximately 0.5 miles away from Ashley Road, a vibrant high street offering a broad range of shops and amenities. Branksome Recreation ground is a short walk away, and the famous blue flag beaches are less than 3 miles away.

## THE PROPERTY

There is more than meets the eye with this deceptively spacious detached bungalow. It has been significantly improved in recent years, offering flexible accommodation, presented with modern, stylish décor throughout.

The accommodation briefly comprises; a reception hall that has a study area with built-in office furniture. The open-plan living area is dual-aspect with double doors leading out to the garden. There is a sitting and dining area. The kitchen offers a good range of base and eye-level units, granite work tops and breakfast bar, plus a fitted double oven and gas hob.

Bedroom 1 is another lovely feature of the property with bi-fold doors to the garden and a large luxury en-suite with walk-in shower, wc and twin wash basins. The adjacent dressing room includes a range of built-in wardrobes.

There are three further bedrooms; bedroom two has a unique vaulted style ceiling. The family bathroom has a white three-piece suite.

Outside there is driveway parking at the front and a wooden lean-to store.

The rear garden enjoys a good degree of seclusion, with a resin-bond patio terrace stretching along the rear of the property. The remainder of the garden is laid to lawn with planted borders bound by timber fencing.

## ADDITIONAL INFORMATION

Council tax – D

As per the estate agents' act, an interest is declared. The seller is friends with the owner of Hardwick Estate Agents.





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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