



72 Library Road, Parkstone, Poole, BH12 2BQ

Guide Price £350,000



Beautifully presented throughout, this charming family home offers spacious and versatile living in a sought-after location. Just a stone's throw from Branksome Recreation Ground, the property features a welcoming entrance hallway, a modern kitchen, and a separate utility room with direct access to the rear garden.

The ground floor also boasts a cosy, snug-style lounge perfect for relaxing evenings, along with a separate dining room ideal for family meals or entertaining guests and a good-sized master bedroom with built-in wardrobes and a well-appointed family bathroom. Upstairs, you'll find a good-sized double bedroom with eaves storage.

Outside, the property continues to impress with a superb south-facing rear garden, offering multiple seating areas to enjoy the sun throughout the day. A large shed at the end of the garden provides excellent storage, and there is convenient side access as well as a well-maintained front garden.

Additional benefits include gas central heating, double glazing, and a newly installed roof, offering peace of mind and energy efficiency.





Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast.

Divided into Lower Parkstone and Upper Parkstone, the area appeals to a wide range of residents, from young professionals to growing families and retirees.

At the heart of Lower Parkstone lies Ashley Cross, a lively and fashionable hub filled with boutique shops, artisan cafés, stylish restaurants, and cosy pubs.

The area has a strong village-like feel and hosts regular markets and community events, enhancing its friendly and sociable atmosphere. Parkstone is well-connected, with Parkstone railway station providing direct links to Bournemouth, Southampton, and London Waterloo.

Major roads such as the A35 and A3049 offer easy access to nearby towns and attractions, including the award-winning beaches at Sandbanks and the tranquil waters of Poole Harbour.

The suburb features a mix of Victorian and Edwardian homes, modern flats, and spacious family houses set among tree-lined streets and green open spaces. Reputable schools, including Parkstone Grammar School, add to the area's appeal for families.

Tenure: Freehold

EPC Energy Efficiency Rating: F

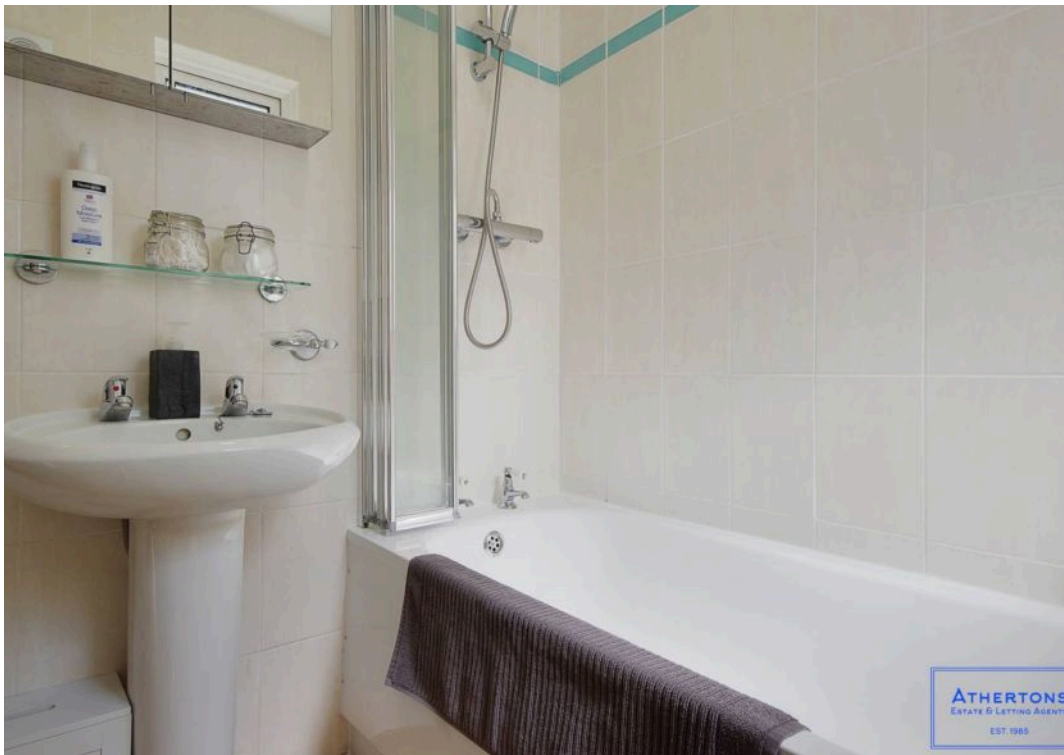






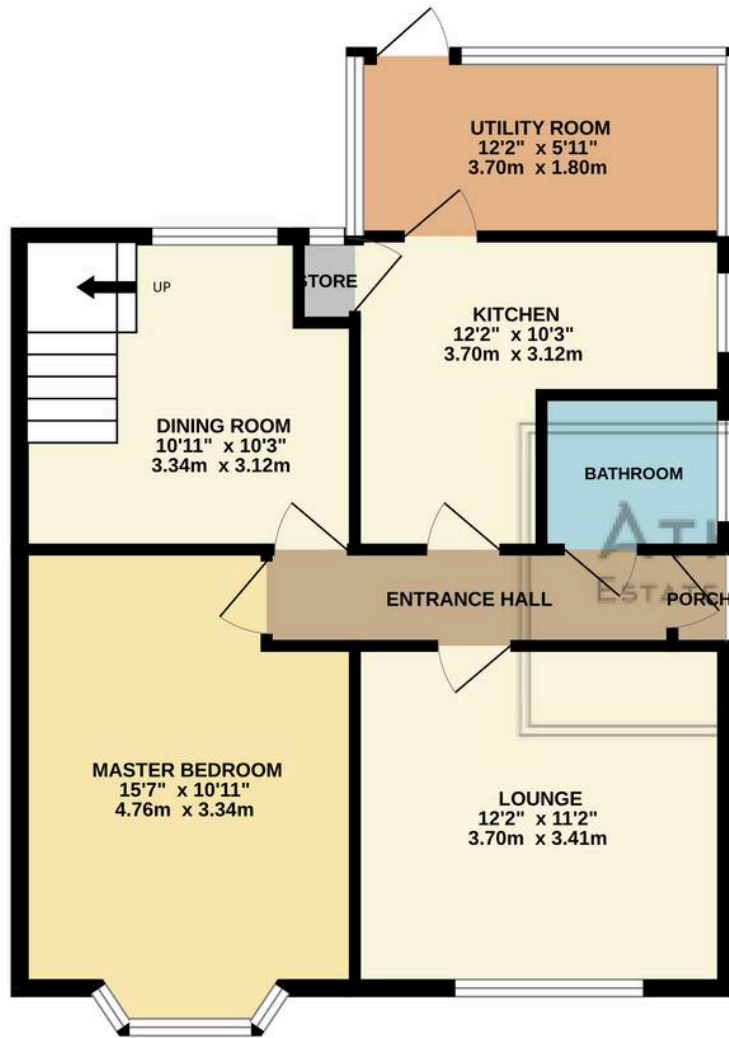




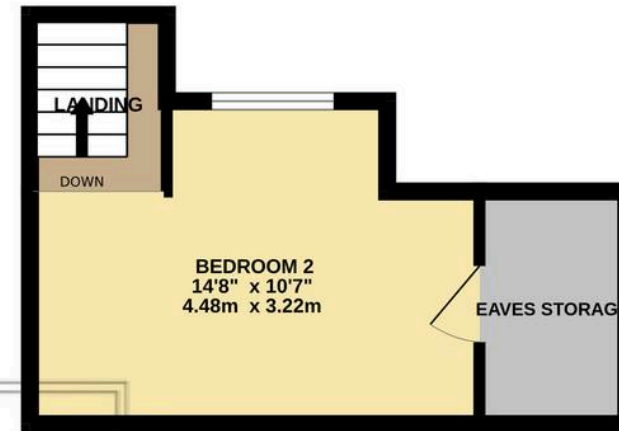




GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



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TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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