



house & son

Library Road

Poole, BH12 2BG

£375,000

- Stunning Edwardian Family Home
- Three Good Size Bedrooms
- Two Bathrooms
- Lounge/Diner with Character Features
- Refitted Kitchen/Breakfast Room
- Utility Room
- Westerly Aspect Private Rear Garden
- Off Road Parking





## HOUSE & SON

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Immaculately Refurbished Three-Bedroom Home with Contemporary Finishes, Off-Road Parking & West-Facing Garden in the Heart of Parkstone.

This beautifully refurbished three-bedroom home seamlessly blends character with modern updates, offering stylish, well-planned interiors in a highly sought-after location.

Stepping inside, the open-plan lounge/diner is a warm and inviting space, filled with natural light from the large front window. A log burner creates a cosy focal point, perfect for relaxed evenings, while new contemporary radiators

enhance both style and comfort. The flowing layout ensures a bright and sociable setting, ideal for entertaining.

The kitchen combines practicality with charm, featuring upcycled shaker-style cabinetry and ample storage. There is space for a freestanding fridge/freezer and dishwasher, alongside an integrated oven and hob. A large pantry offers additional storage, while the breakfast bar provides a convenient dining area. With an outlook over the rear garden, the kitchen is both functional and inviting. A separate, ground-floor, utility area offers further space for appliances and household essentials, which leads onto the ground-floor shower room. This chic and contemporary shower room, features a walk-in shower, a low-level WC, and a dual-energy heated towel rail for year-round comfort.

Upstairs, the first-floor bedrooms are finished to a high

standard, with Bedroom Two cleverly incorporating fitted bunk beds and a dedicated work-from-home space. The newly added second-floor bathroom includes a bath, wash hand basin, and low-level WC, creating a tranquil retreat perfect for unwinding.

Externally, the property benefits from a charming front garden and off-road parking. The rear garden is a standout feature, boasting mature planting, a fantastic social space, and a sunny upper terrace-ideal for outdoor dining or relaxation. A timber shed provides additional storage, while gated side access adds convenience.

Additional Features:

Large understairs storage cupboard for everyday essentials.

Loft space with pull-down ladder, partially boarded and

fully insulated.

Prime Location:

Ideally situated within easy reach of Branksome Train Station, Heatherlands Primary School, Branksome Recreation Ground, and the vibrant Ashley Road, this home offers excellent access to local shops, cafés, and transport links.

A stylish and thoughtfully enhanced home, ready to be enjoyed-internal viewing is highly recommended.

### ENTRANCE HALL

7' 7" x 2' 10" (2.31m x 0.86m)

### LOUNGE/DINER

23' 1 overall size" (7.04m)

### LOUNGE AREA

11' 8" x 10' 2" (3.56m x 3.1m)

### DINER

13' 5 into chimney recess" x 10' 11" (4.09m x 3.33m)

### KITCHEN

12' 1" x 8' 4" (3.68m x 2.54m)

### UTILITY

7' 0" x 4' 6" (2.13m x 1.37m)

### SHOWER ROOM

8' 8" x 4' 7" (2.64m x 1.4m)

### BEDROOM ONE

13' 6" x 11' 7 into box bay window" (4.11m x 3.53m)

### BEDROOM TWO

9' 0" x 8' 5" (2.74m x 2.57m)

### BEDROOM THREE

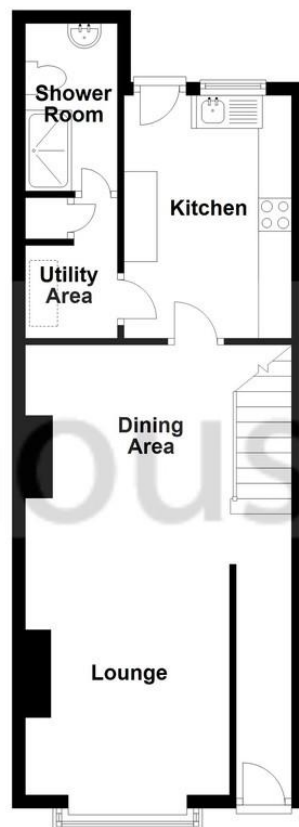
8' 5 max" x 6' 4" (2.57m x 1.93m)

### BATHROOM

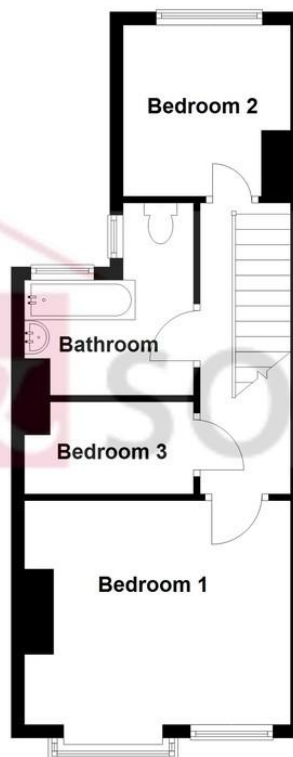
8' 1 max" x 7' 5" (2.46m x 2.26m)



**Ground Floor**  
Approx. 43.1 sq. metres (464.4 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

English | [Contact](#)

## Energy performance certificate (EPC)

44a Liberty Road Bournemouth BH9 2HH	Energy rating <b>D</b>	Valid until 15 February 2025
	Certificate number 2021-2023-7290-6064-6206	

Property type	Semi-detached house
Total floor area	81 square metres

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements