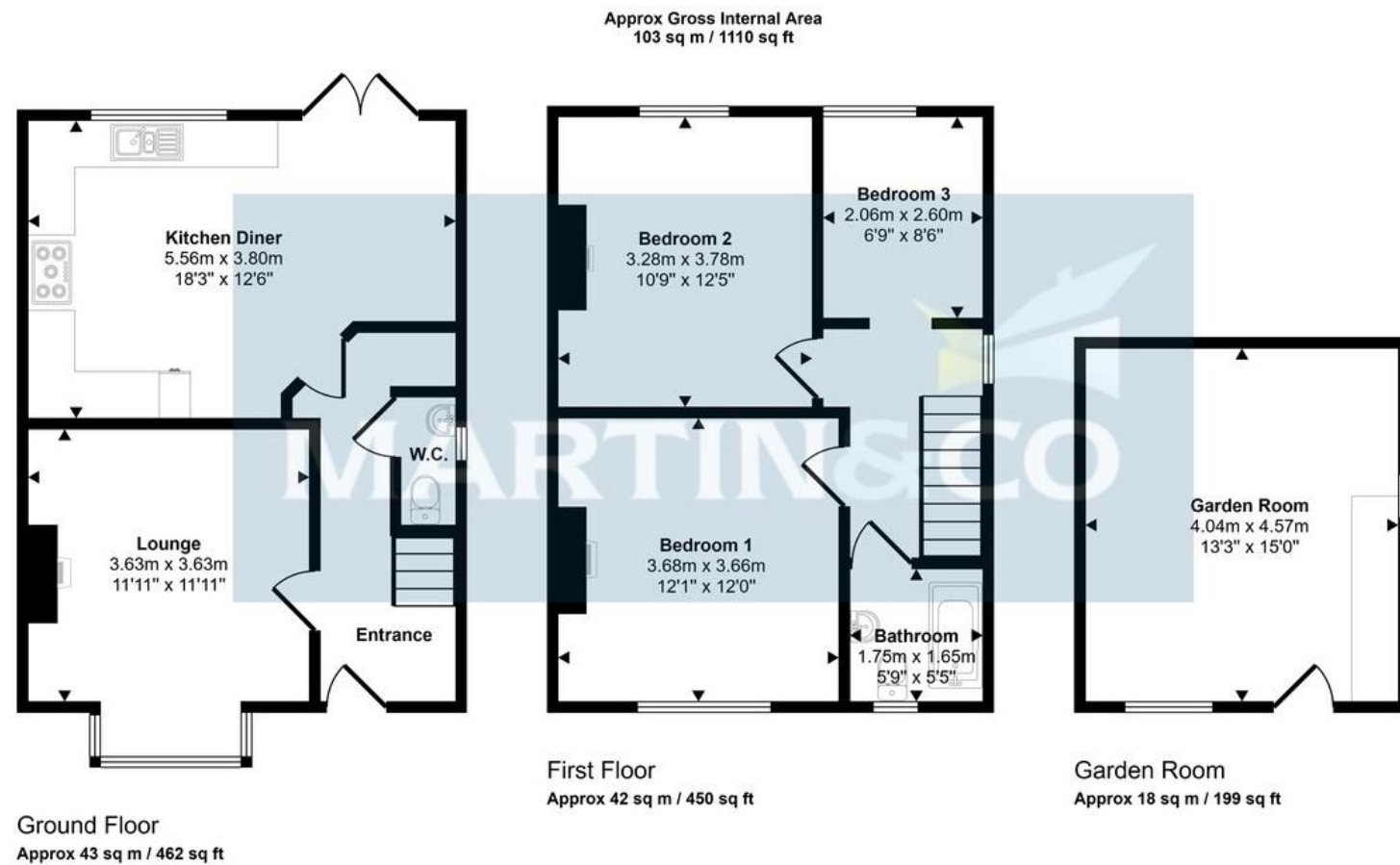




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

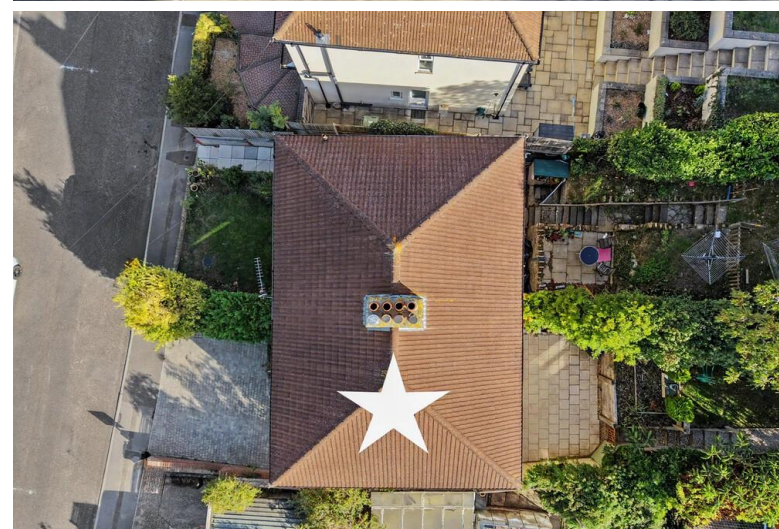


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Gwynne Road, Poole

Offers In Excess Of £375,000



Key features:

- Character Family Home
- Turn Key Home
- Separate Living Room
- Spacious Open Plan Kitchen/Diner
- Downstairs WC
- Family Bathroom
- South Facing Garden with Large Patio
- Front Driveway for Several Cars
- Large Garden Outhouse



This stylish three-bedroom semi-detached home occupies a sought-after position within the popular residential area of Parkstone, close to Branksome Recreation Ground. The property is complemented by a generous driveway providing parking for three vehicles, offering both practicality and excellent kerb appeal.

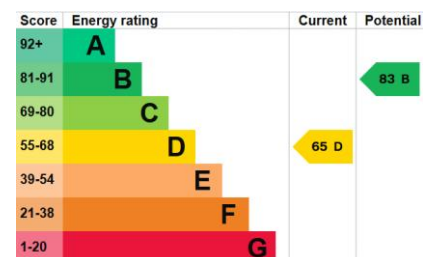
Upon entering, a welcoming hallway leads through to the impressive open-plan kitchen/dining room, positioned at the rear of the property. Bright and contemporary, this sociable space is ideal for both everyday family life and entertaining. Double French doors open directly onto the south-facing garden, creating a seamless connection between the indoor and outdoor spaces and allowing plenty of natural light to flow throughout.

The sitting room is a warm and inviting space overlooking the front of the property. A charming log burner creates a cosy focal point, while the large front-facing window provides plenty of natural light. The room offers a comfortable retreat for relaxing and unwinding. A convenient ground-floor WC completes the accommodation.

Upstairs, there are three well-proportioned bedrooms. Two are generous double bedrooms, while the third offers excellent versatility and would make an ideal nursery, guest bedroom or home office. The contemporary family bathroom is fitted with a bath with shower over, WC and wash basin, all presented to a modern standard.

Outside, the rear garden has been thoughtfully landscaped for ease of maintenance and outdoor enjoyment. A large patio area provides an excellent space for dining and entertaining, with steps leading up to a raised lawn. A pathway continues to the summer house, which has been fully insulated and benefits from power and lighting, creating an ideal home office, studio or hobby space.

The property is ideally situated within this established and popular residential area of



Parkstone, with Branksome Recreation Ground close by. The sought-after Poole retail park is also within easy reach, providing a range of shops and amenities, while the surrounding area offers excellent access to local facilities and transport links.

Additional Information:
Council Tax Band: C
Double Glazed
Freehold

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

