

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

4 Greenfields, 55 Gussage Road

Parkstone, Poole, BH12 4AZ

Offers Over **£250,000**



4 Greenfields

Poole

Tucked away at the end of an off-road setting and within walking distance of Bourne Valley Nature Reserve, this beautifully presented family home offers both privacy and convenience.

The property has been thoughtfully updated by the current owners and welcomes you with an entrance hallway, leading through to a stylish, well-appointed kitchen. The spacious lounge is a real highlight, featuring patio doors that open directly onto a wonderful private garden, perfect for entertaining or relaxing in an outdoor space.

Upstairs, the home continues to impress with two generously sized bedrooms and a contemporary family bathroom, all finished to a modern standard.

Further benefits include double glazing, gas central heating, allocated parking, and a garage located in a nearby block.

A superb opportunity for first-time buyers, downsizers, or investors seeking a move-in-ready home in a sought-after location.

Parkstone is a popular and well-established suburb of Poole, known for its blend of character homes, modern developments, and convenient lifestyle. The area is particularly sought-after for its proximity to Poole Harbour, one of the largest natural harbours in the world offering beautiful coastal scenery and outdoor leisure opportunities. Parkstone also benefits from excellent local amenities, with the vibrant Ashley Cross hub providing a great mix of independent cafés, bars, restaurants, and boutique shops. Well-regarded schools, regular transport links including a mainline train station with direct routes to London and easy access to nearby beaches and town centres make Parkstone an ideal location for families, professionals, and commuters alike. Overall, Parkstone offers a strong sense of community alongside a relaxed coastal lifestyle, making it one of Poole's most desirable places to live.

Council Tax band: B

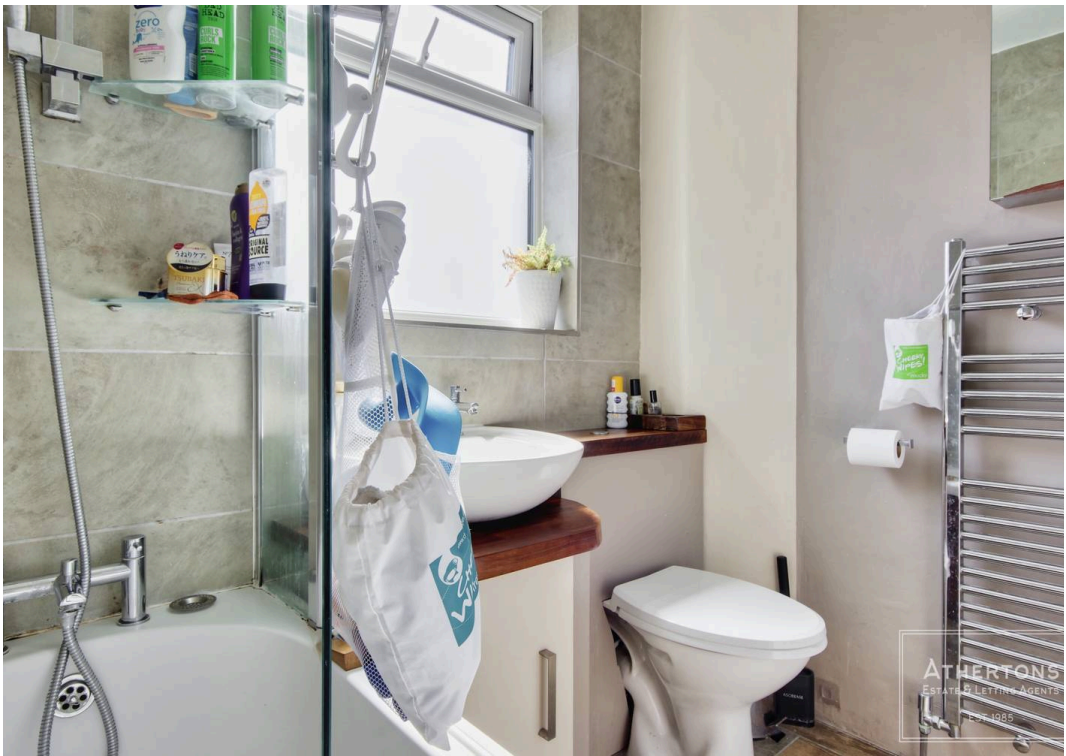
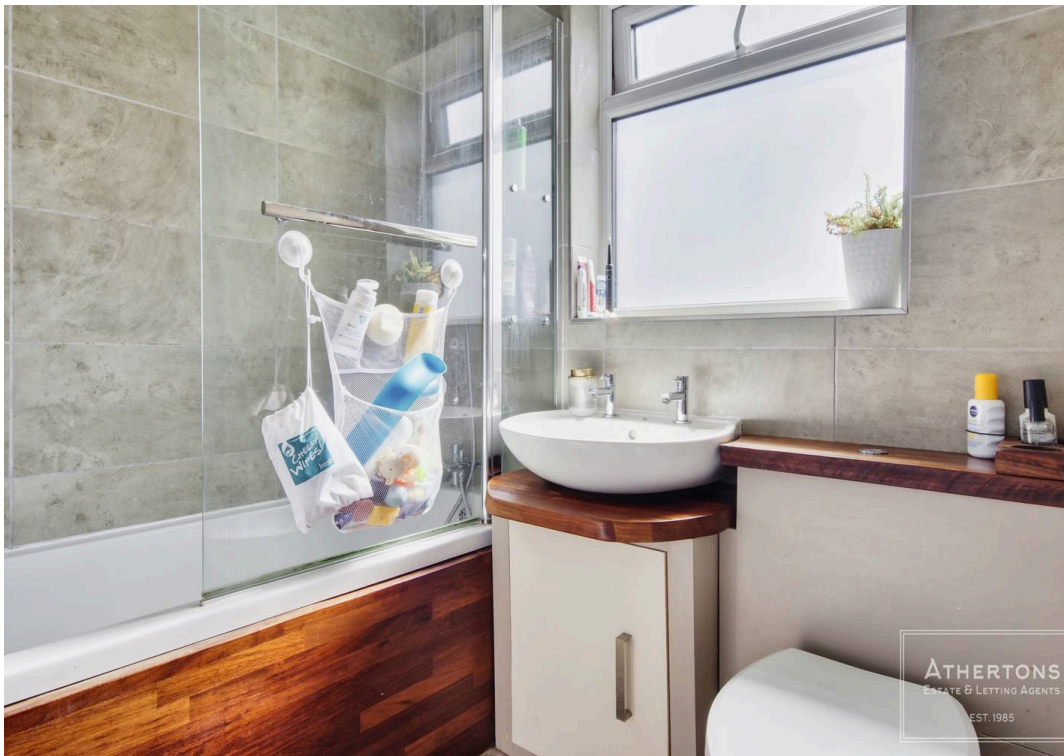
Tenure: Freehold

EPC Energy Efficiency Rating: E

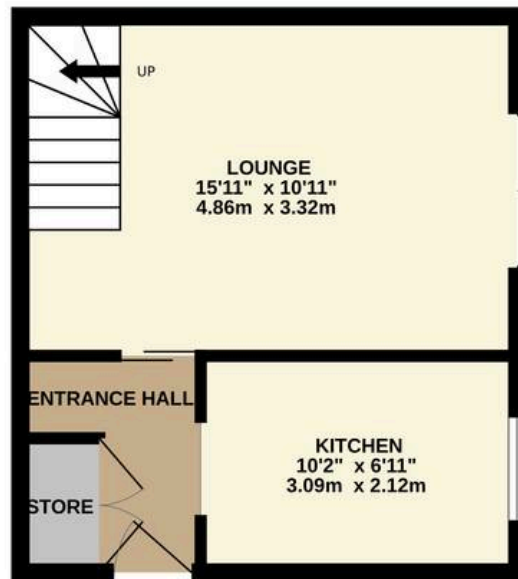




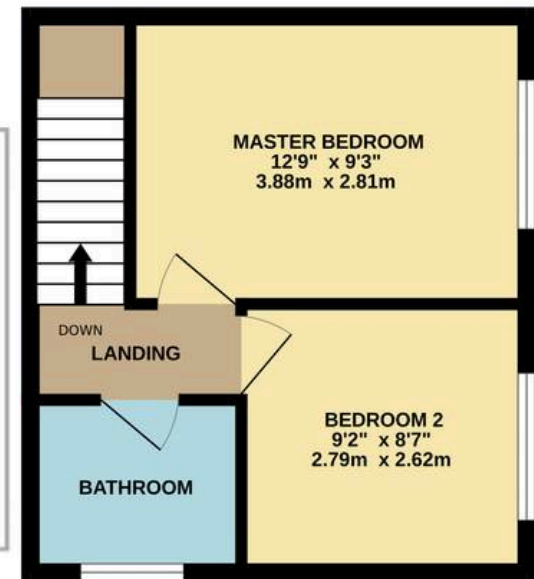




GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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