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**10 Eastlake Avenue, Parkstone, Poole, BH12 3DG**

Offers Over **£400,000**



## 10 Eastlake Avenue

Parkstone, Poole

Constructed in 1925 and tastefully modernised by the current owners, this charming three-bedroom detached home effortlessly combines period character with contemporary living. Tucked away in a quiet cul-de-sac, it enjoys a peaceful setting while remaining just half a mile from local shops, well-regarded schools, everyday amenities, and excellent transport links.

The property is approached via a block-paved driveway providing off-road parking, alongside a neatly kept front garden. Inside, the home immediately feels warm and inviting, with stylish décor that complements its 1920s heritage.

At the heart of the home is an impressive kitchen/breakfast room, thoughtfully designed for both practicality and sociable living. It features an extensive range of units, a central island with additional storage, and a breakfast bar area. High-quality integrated appliances include a Fisher & Paykel range-style cooker with six gas burners, double oven, warming drawers, extractor hood, dishwasher, and fridge/freezer, with further space for a washing machine. There is ample room for dining or informal seating, making it a perfect hub for everyday family life and entertaining.



To the rear, a bright conservatory offers a versatile additional reception space, currently arranged as a dining area, with pleasant views over the garden, ideal for relaxing or hosting guests.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with extensive built-in wardrobes. The remaining rooms are equally well presented, ideal for children, guests, or home working.

The rear garden provides a peaceful and private outdoor space, well-suited to families, gardening enthusiasts, or summer entertaining. A detached garage sits at the end of the garden, currently used for storage but offering excellent potential for conversion into a home gym, studio, or workshop, subject to the necessary permissions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning Family Home
- Three Good-Sized Bedrooms
- Wonderful Kitchen/Dining Room & Bathroom
- Beautiful Conservatory
- Ample Parking & Spacious Detached Garage
- Vendor Suited





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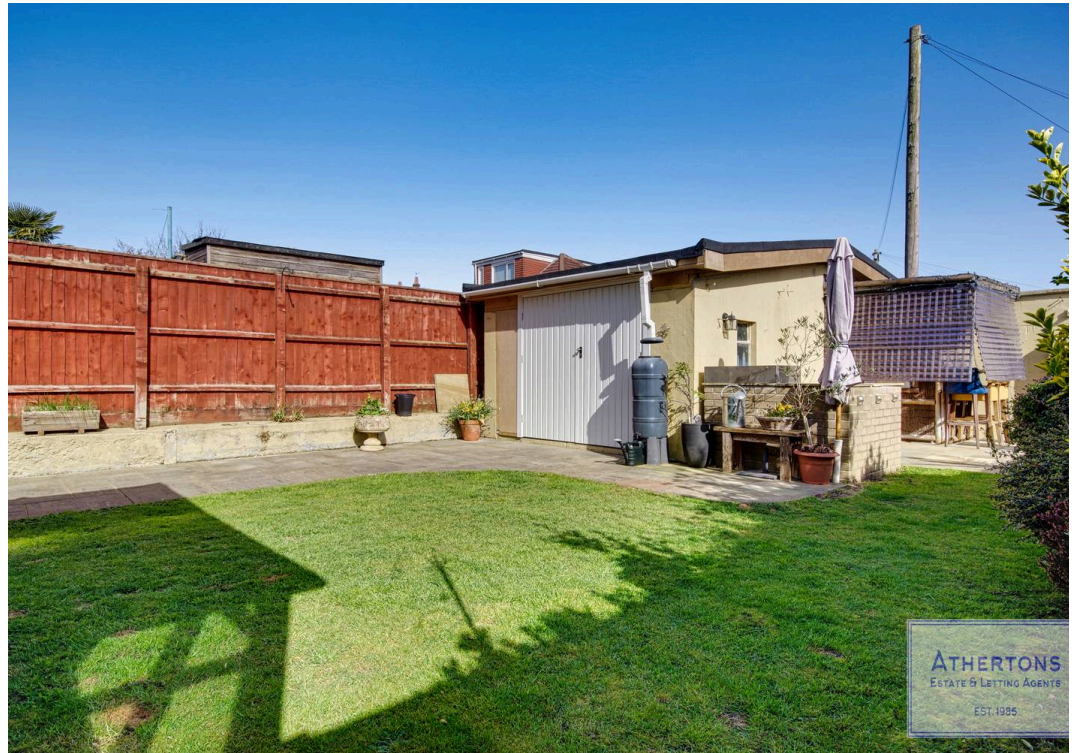
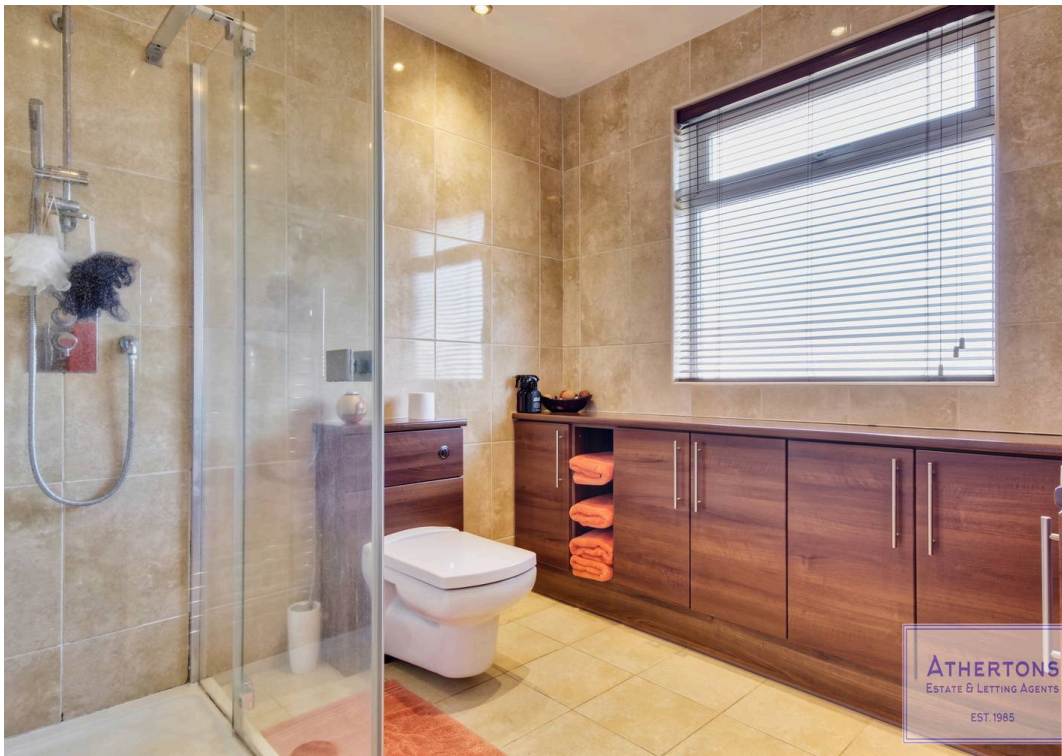


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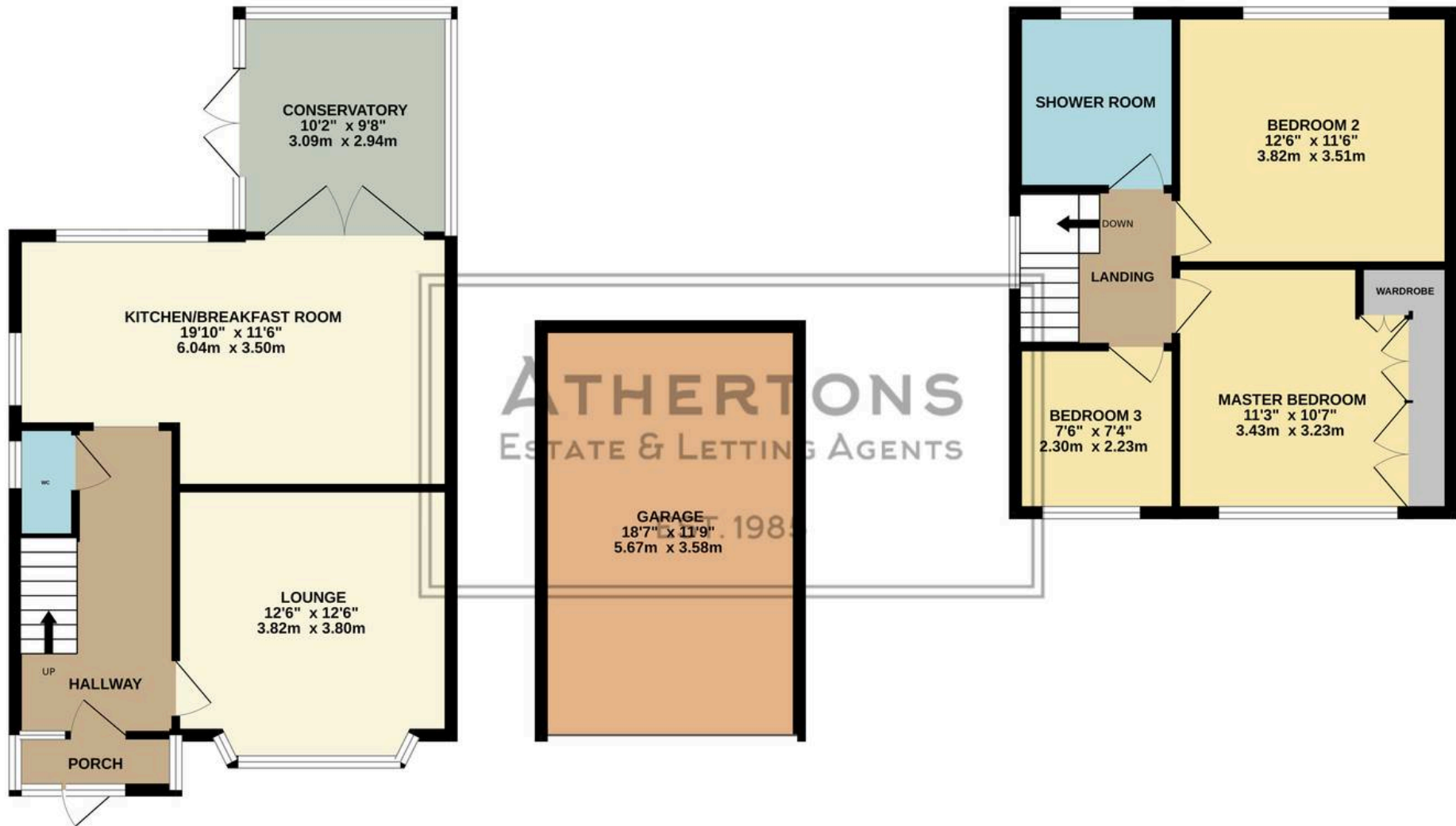
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GROUND FLOOR  
796 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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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## Athertons Estate Agents

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