

Gorleston Road, BH12



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What it's got.

A well-presented three bedroom, two bathroom semi-detached family home situated in the popular residential area of Branksome, Poole. Offering generous living accommodation, excellent potential for future extension STPP.

The property provides a welcoming entrance hall leading to a bright and spacious living room, ideal for relaxing and entertaining. A separate family room offers further versatile living space and could be used as a bedroom, playroom, home office, or additional reception area.

The kitchen is positioned to the rear of the property and opens through to a dining area, creating a sociable space for family meals and gatherings.

Upstairs, the accommodation comprises of three well-proportioned bedrooms, including a principal bedroom and two further bedrooms suitable for family living, guests, or working from home. There are also two bathrooms, providing practicality for a growing household.

Externally, the property offers outside space with scope for improvement and extension, making this an exciting opportunity for buyers looking to add value and create a home tailored to their needs. The property also has a large south facing garden with a office room creating a perfect space to work from home.





What the owner says.

“We bought this house because it felt right the moment we walked through the door. It had the space we needed, a lovely garden and, most importantly, it felt like somewhere we could make a home rather than just buy a house. Over the years it’s been a fantastic place to raise our family. The children have grown up here, we’ve celebrated birthdays, Christmases and countless family get-togethers, and the garden has seen everything from paddling pools and football matches to summer barbecues with friends and family. One thing we’ve particularly appreciated is how well the house has adapted to family life.’



Where it is.

Ideally located within walking distance to Coy pond, Westbourne and Branksome Chine Beach. Branksome Chine beach is approx. a 30 minute walk away.

Westbourne with its variety of shops, restaurants and bars is approximately a 15 minute walk. Branksome train station is approximately a 10 minute walk away with direct links to London, Waterloo.





GROSS INTERNAL AREA
 FLOOR 1: 641 sq.ft, 60 m², FLOOR 2: 549 sq.ft, 51 m²
 TOTAL: 1190 sq.ft, 111 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- 3 Bedroom + 1 Bathroom semi- Detached house
- Character features throughout the property
- Heatherlands primary school catchment
- Approx 1200 Sqft
- Garden office room
- Great family home with potential to extend STPP
- South-facing sunny garden
- Vendor suited
- EPC – D
- Council tax – C

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.