

Gwynne Road, BH12



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

This beautifully presented, low-maintenance home is in a convenient location. You will be instantly impressed by this stunning property.

This attractive semi-detached home makes a fantastic first impression, boasting fresh interiors, a bright and sunny aspect, and a welcoming feel throughout. Perfectly suited to modern family living, the home offers a seamless layout from front to back, along with a beautifully landscaped south-facing garden ideal for relaxing and entertaining. Complete with a large approx 200 Sqft Multi purpose outhouse with electrics which could easily be converted into a bar, gym or home office.

The spacious lounge provides a comfortable setting to unwind with a log burner perfect for those winter evenings, while the stylish kitchen/diner is beautifully finished and opens directly onto the rear garden through double doors, creating a wonderful indoor-outdoor flow.

Upstairs, the property offers three well-proportioned bedrooms. The impressive master bedroom has been recently updated with a stylish, on-trend décor, while the second bedroom is a generous double. The third bedroom is ideal as a nursery, child's bedroom, or a convenient work-from-home office space.





What the owner says.

“We have loved living in this house, and knew from the second we viewed it that it would be a fantastic home for us, and it has been exactly that. The beautiful unique features in the house, including the cosy wood burner and built in fire pit in the garden will certainly be missed. The house has lovely neutral feel to it, so you can really make it your own with how you choose to decorate. The garden is south facing, and enjoying the sun throughout the summer months has been fantastic as the garden is one of the best features of the house too.”



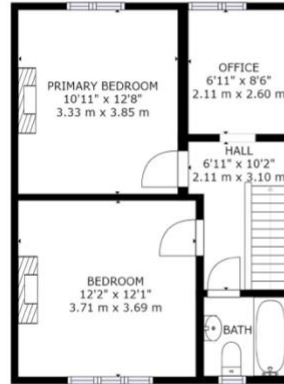
Where it is.

The property is situated in an established, popular residential area of Parkstone, a stone's throw from Branksome recreation ground and within easy reach of the highly popular Branksome retail park. Ashley road shops and eateries are close to hand as well as the award winning sandy beaches of Bournemouth and Poole. Branksome train station is nearby with fast links to Southampton and London, Waterloo.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 492 sq. ft, 46 m², FLOOR 2: 468 sq. ft, 43 m²
TOTAL: 960 sq. ft, 89 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Technical bits.

- Approx 950Sq. Ft of living space + 200 Sq Ft multi-purpose outhouse
- South facing garden with large patio and firepit
- Large multi-purpose outhouse
- Heatherlands primary school catchment
- Council tax band – C
- 3 Bedroom semi detached house
- Driveway for multiple cars
- Short drive from both Bournemouth and Poole town centres
- EPC - D

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.