

**FOR SALE**



**Parkstone**  
**Asking Price Of £380,000**

  
**MARTIN & CO**





## Rossmore Road, Parkstone

3 Bedrooms, 1 Bathroom, 2 WC

Asking Price Of £380,000

- Separate Garden Office
- South Facing Garden w/ Pond & Patio
- Large Garage w/ Electric Doors
- Utility Room
- Cellar

**ENTRANCE HALL** Premium wooden flooring, wall papered walls with painted smooth plastered ceilings and LED lighting. Access to Kitchen, WC, Lounge and stairway to the first floor.

**LOUNGE/DINER 17' 10" x 10' 9" (5.44m x 3.30m)**  
Double doors leading to a bright and airy lounge. Featuring solid wood flooring throughout, feature fire place fireplace, two tilt and swing double glazed windows with rear aspect, two under window wall mounted radiators, coved and smooth ceiling with dimmable chandelier and picture lighting. tv / phone and power sockets fitted throughout.

**KITCHEN 11' 6" x 9' 10" (3.53m x 3.00m)**  
Luxurious fitted kitchen with wood affect laminate worktops with tiled splash back, a single bowl over mount composite sink with drainer. A range of base and wall cupboards with Gloss finish doors and drawers most cupboards include pull out shelving offering extra storage space. and floor level kick heater. The kitchen has integrated appliances (dishwasher and fridge freezer). Tiled flooring. Ceiling mounted spotlight and under unit LED down lights. Wall mounted radiator. Fire resistant swing door with porthole leading to entrance hall and a separate doorway leading to the garage and lower floors. New double glazed windows to front aspect with integrated blinds.





**WC** Fully tiled wall to ceiling, premium wooden floor, wash basin and close coupled toilet with a soft close seat. Double glazed frosted window with front aspect.

**GARAGE** Spacious garage with electric fob controlled garage door with resin flooring and window to rear aspect. This room has been fully fitted with electrical sockets and lighting.

**LANDING** Premium quality carpets, tilt & swing UPVC double glazed window, boiler cupboard containing combi boiler and shelving.

**BEDROOM ONE 14' 11" x 10' 9" (4.57m x 3.28m)**

Large double bedroom featuring two built in wardrobes, two UPVC double glazed tilt and swing windows to rear aspect, Wall mounted under window radiators, premium quality carpeted floor throughout. Feature wall with wallpaper and white painted walls. TV / Phone and power sockets fitted throughout. Door leading to Landing.

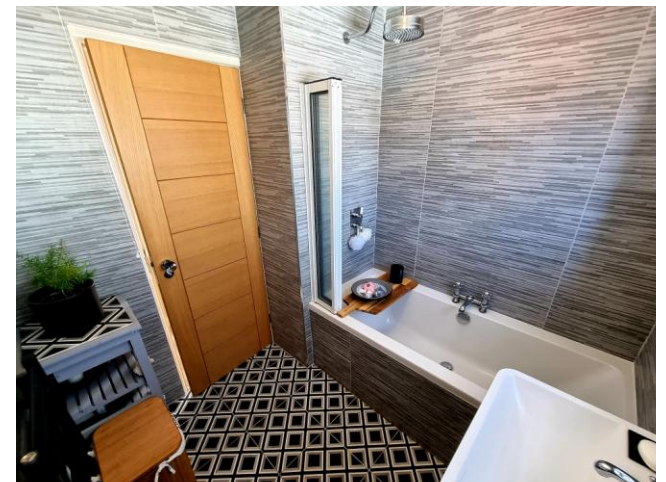
**BEDROOM TWO 12' 11" x 9' 8" (3.94m x 2.97m)**

Double bedroom with premium carpeted flooring, built in storage, UPVC double glazed window to front aspect, painted walls with feature wallpaper wall. TV / Phone and power sockets fitted throughout. Door leading to Landing.

**BATHROOM** Unique modern three piece suite, fully tiled walls and bath with a large inset wall mounted mirror. Black and white patterned tile flooring. Double glazed window with integrated blinds to front aspect. benefits from glass folding shower screen and rainfall shower head.

**UTILITY ROOM 7' 1" x 6' 0" (2.16m x 1.83m)**

Wood affect laminate worktop with an overmount white composite one bowl sink and mixer tap, tiled splash back. Under sink cupboard with room for a small fridge or slimline appliance. Premium wooden flooring, white painted walls with porthole style wall lights. Direct access to bedroom 3, downstairs WC and cellar.





**DOWNSTAIRS WC** Close coupled WC, premium quality wooden flooring. Painted walls and wall mounted LED light. Custom built shelf for washing machine.

**CELLAR** The tanked cellar works as a spacious storage room with lights fitted throughout.

**BEDROOM THREE 17' 8" x 10' 9" (5.41m x 3.30m)** Single wooden door leading from utility area, premium wooden flooring throughout. The room benefits from bi-fold doors with integrated blinds leading to the patio/garden and includes inset ceiling speaker and LED downlights.

**OUTBUILDING / OFFICE 15' 8" x 7' 4" (4.78m x 2.26m)** Separate office area that benefits from being fitted out with electrical points and a secure internet connection. Premium wooden flooring, white painted walls and ceiling with ceiling mounted lighting. UPVC double glazed window to garden aspect.

**PATIO** Large south facing patio area with plenty of room for barbeques a garden furniture. Access to the second reception room via bi-fold doors and side access to the front of the house via a secure gate.

**GARDEN** Beautifully presented south facing garden with views of Parkstone, the sizable garden boasts a well maintained shrubs and plants and includes a pond. Steps to the patio area and house and access to the office / outbuilding.

**PARKING** There is parking available for one car on the drive and room for more inside the garage. The property benefits from unrestricted on road parking.

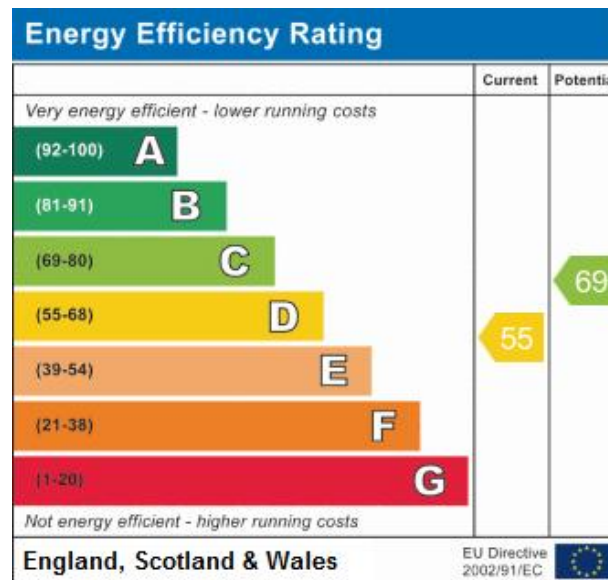
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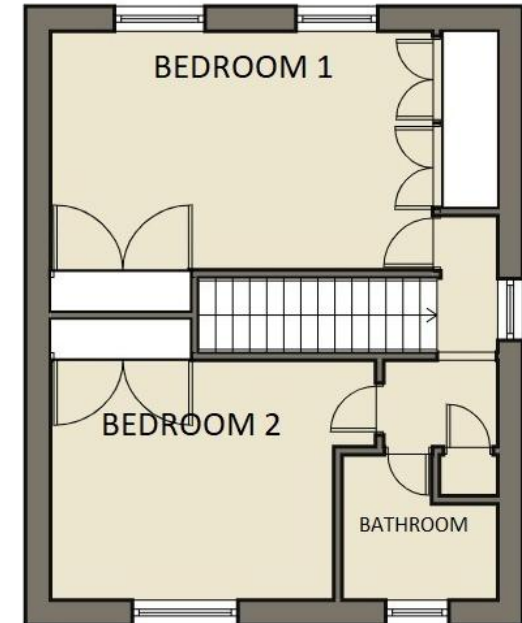
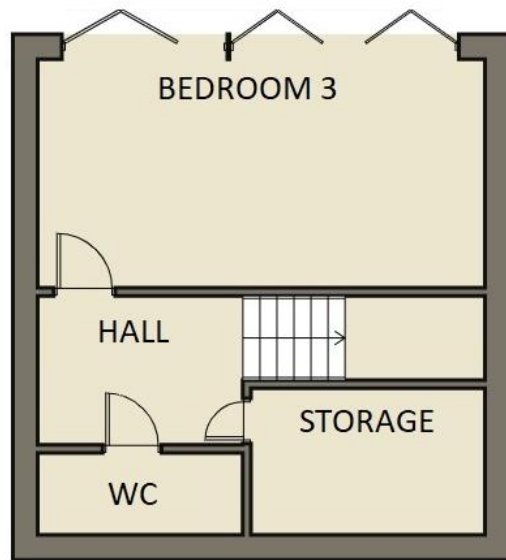
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