

**189 Albert Road, Parkstone, Poole,  
Dorset, BH12 2EZ**

**£399,950  
Freehold**

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**A beautifully presented three/four bedroom double fronted detached house situated within a established and sought after residential area. The property has been sympathetically updated and extended in recent years creating a stylish and comfortable family home with spacious and versatile accommodation. On the ground floor there is a porch, sitting room, dining room, family room/playroom, kitchen/breakfast room which opens out onto the rear garden, wet room and utility area. To the first floor there are three double bedrooms and a modern family bathroom. Other notable features include gas central heating, double glazing, a large driveway with access to a single detached garage and a good size sunny rear garden.**



**APPROACH** Via a herringbone block paved pathway which extends to the front door, covered storm porch with porch light, UPVC front door opens into:

**FULLY ENCLOSED PORCH** With laminate floor and two UPVC double glazed windows, glazed double internal doors open into:

**ENTRANCE HALLWAY** Staircase to first floor, radiator with decorative cover, understairs storage

**LOUNGE** 14' 9" into bay x 10' 11" (4.5m x 3.33m) UPVC double glazed front aspect window, radiator, ornamental fireplace

**DINING ROOM** 14' 11" into bay x 10' 10" (4.55m x 3.3m) UPVC double glazed front aspect bay window, radiator

**FAMILY ROOM** 10' 3" x 9' 3" (3.12m x 2.82m) UPVC double glazed rear aspect window, radiator

**KITCHEN/BREAKFAST ROOM** 11' 4" x 10' 10" (3.45m x 3.3m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary worktops having mosaic tiled splashbacks, one and a half bowl stainless steel sink unit with chrome swan neck mixer tap, integrated dishwasher and fridge/freezer, split level stainless steel electric double oven with matching four ring gas hob with extractor hood above, radiator, Upvc double glazed window, tiled floor

**BREAKFAST AREA** 7' 6" x 6' 9" (2.29m x 2.06m) Ample space for a family dining table, radiator, glazed Upvc double doors to the garden, tiled floor, large built in storage cupboard housing the new central heating boiler, space and plumbing for automatic washing machine and tumble dryer

**REAR PORCH** Tiled floor, circular sink unit with mixer tap and cupboards under, UPVC double glazed window and matching glazed door, polycarbonate roof

**WET ROOM** Fitted with a white suite comprising low flush WC, pedestal wash hand basin, mains shower, fully ceramic tiled walls and tiled floor, extractor fan, UPVC double glazed rear aspect window

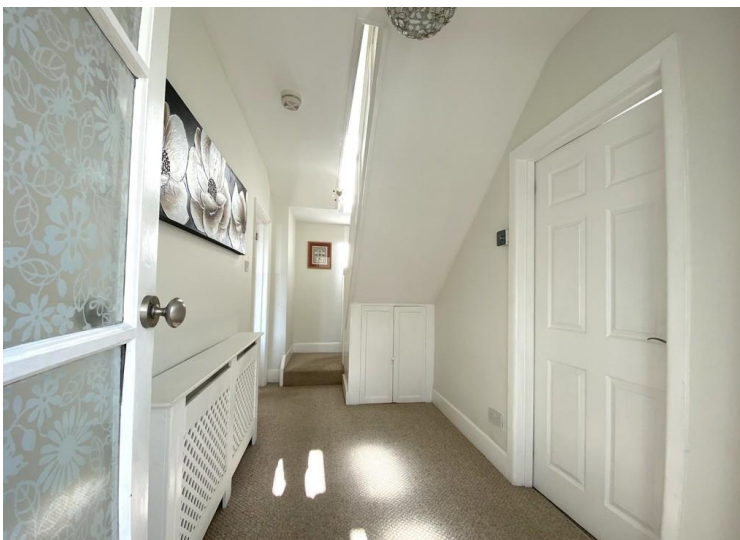
**FIRST FLOOR LANDING** UPVC double glazed front aspect window, loft hatch

**BEDROOM 1** 16' 8" x 9' 7" (5.08m x 2.92m) UPVC double glazed rear aspect window, radiator

**BEDROOM 2** 12' x 11' (3.66m x 3.35m) UPVC double glazed front aspect window, radiator

**BEDROOM 3** 11' 11" x 9' 8" (3.63m x 2.95m) UPVC double glazed front aspect window, radiator, fitted with a range of built in wardrobes with hanging rails and shelving

**BATHROOM** Fitted with a modern white suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, panel enclosed bath with mains rain fall shower head, ceramic tiled walls, extractor fan, UPVC double glazed side aspect window, chrome ladder style heated towel rail





**OUTSIDE - REAR** To the rear of the property is a generous paved terrace partially enclosed by a brick retaining wall, steps then lead up to the main area of garden which is predominantly laid to lawn. There is a raised flower and shrub border enclosed by wooden railway sleepers, a small raised vegetable plot and a decked terrace area with wooden balustrade. To the rear of the garden is a **SINGLE DETACHED GARAGE** with up and over door

**OUTSIDE - FRONT** The front garden is predominantly laid to lawn and a paved pathway extends across the front bordered by a low level retaining brick wall. A herringbone block paved driveway extends down one side of the house the detached garage at the rear.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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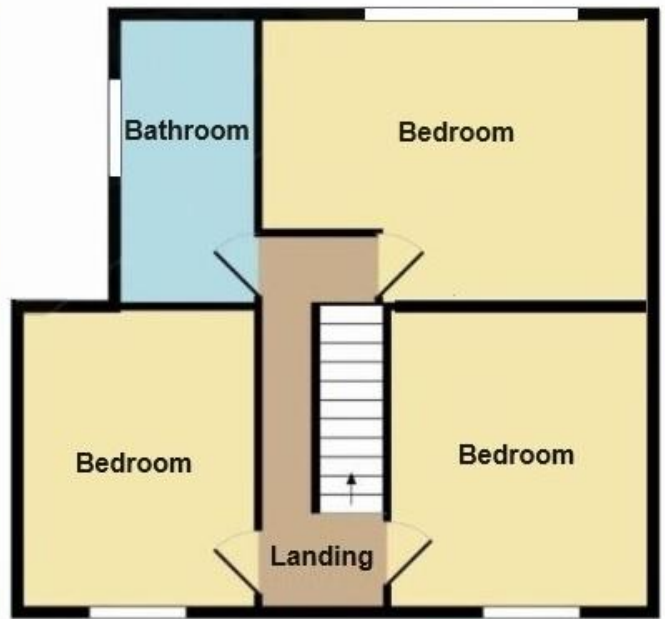
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



WWW.EPC4U.COM



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)