

**39 Sunnyside Road, Parkstone,  
Poole, BH12 2LB**

**Offers In Excess Of  
£340,000  
Freehold**

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**Situated close to Branksome Recreation ground and excellent local amenities lies this beautifully presented detached family home. The accommodation comprises of an entrance hallway, cosy lounge/dining room, stylish modern fitted kitchen with integrated appliances and French doors leading out into a newly completed conservatory with utility, cloakroom, two double bedrooms plus a study/office and family bathroom. There is UPVC double glazing, gas fired central heating, new carpets where specified, a resin driveway providing off road parking, a large stunning mature rear garden which is Approx. 95 ft and we feel that this is a particular feature of the property with a spacious storage shed to the rear that has the potential to be changed/converted in to a garden office, gym or summer house for example.**

**UPVC PART DOUBLE GLAZED OPAQUE DOOR** With matching window to the side lead through to:

**ENTRANCE HALLWAY** Smooth set and coved ceiling, light point, radiator, stairs give access to first floor accommodation, recently fitted carpet, doors lead through to lounge/dining room and kitchen.

**LOUNGE/DINING ROOM** 18' 2" x 13' max. narrowing to 9' (5.54m x 3.96m) Comprising smooth set and coved ceilings, two UPVC double glazed half bay windows to the front aspect with radiators below, TV and telephone points, concealed fuse box (approximately two months old), timer for external front lighting and security light, two wall mounted wall lights, two wall mounted picture lights, space for table and chairs, recently fitted carpet, brushed steel light and power points, this then leads round to the:



**KITCHEN** 10' 10" x 9' (3.3m x 2.74m) Fitted approximately three years ago and comprising of a range of grey high gloss fronted wall and base units with under pelmet lighting, stainless steel drainer sink with mixer tap, complementary tiling to the walls and splashback area, integrated appliances to include dishwasher, washing machine and integrated fridge and freezer, four ring gas hob with stainless steel chimney style extractor hood above, fan assisted oven and grill below, brushed steel chrome light points with USB chargers, wood effect laminate flooring, UPVC double glazed French doors lead out into:



**CONSERVATORY** A recently completed conservatory comprising part fixed and opening UPVC double glazed windows with a glass roof, electric radiator, small built in utility with space and plumbing for automatic washing machine and tumble dryer. Glazed double doors open onto the rear garden.

**FROM THE KITCHEN, A DOOR LEADS TO:**

**CLOAKROOM** Comprising of a low flush WC, part porcelain tiled walls, wash hand basin with mixer tap, single glazed opaque window to side aspect, downlighters, wood effect laminate flooring.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Coved and smooth set ceiling, loft access hatch to roof storage space, light point, mains operated smoke alarm, UPVC double glazed window overlooking the rear garden, recently fitted carpet, doors then lead off to:



**BEDROOM 1** 10' 7" exc. door recess x 9' (3.23m x 2.74m) Coved and smooth set ceiling, light point, picture rail, UPVC double glazed half bay window to front aspect, radiator below, recently fitted carpet, two floating bedside drawers.

**BEDROOM 2** 13' into bay x 9' into wardrobe space (3.96m x 2.74m) Coved and smooth set ceiling, light point, picture rail, UPVC double glazed half bay window to front aspect, radiator, along one wall are IKEA fitted wardrobes with drawers, shelving and hanging space, these also conceal the Glow Worm gas combination boiler which is approximately five years old, recently fitted carpet.



**BEDROOM 3/STUDY** 9' 2" x 5' 4" max. measurements (2.79m x 1.63m) Coved and smooth set ceiling, light point, UPVC double glazed window, to one end is a fitted desk area with shelving, over stairs stairwell, radiator, recently fitted carpet.

**BATHROOM** Comprising a three piece suite to include enamel enclosed tiled bath with mains operated shower and mixer tap, low flush push button WC, pedestal wash hand basin with mixer tap and mirror light above, tiled walls, radiator, smooth set ceiling, downlighters, UPVC double glazed window to the rear aspect.

**OUTSIDE - FRONT** There is a section laid to lawn with some mature hedging and the front has a new resin driveway with external lighting/security lights and a new rendered wall to the front. A resin pathway with stone chipped borders continues down the side of the property up to a wooden latch gate and into:

**OUTSIDE - REAR** We feel that the well maintained, mature rear garden is a particular feature of the property being approximately 95' in length and offering a certain degree of privacy and seclusion. Initially there is a patio area suitable for outside dining/garden furniture with a external storage cupboard. The remainder of the garden is laid to lawn with a selection of mature plants trees and shrubbery with lights located throughout. To one side there is a fishpond and located to the rear is a large timber constructed shed with power and light plus an external power point located just outside.

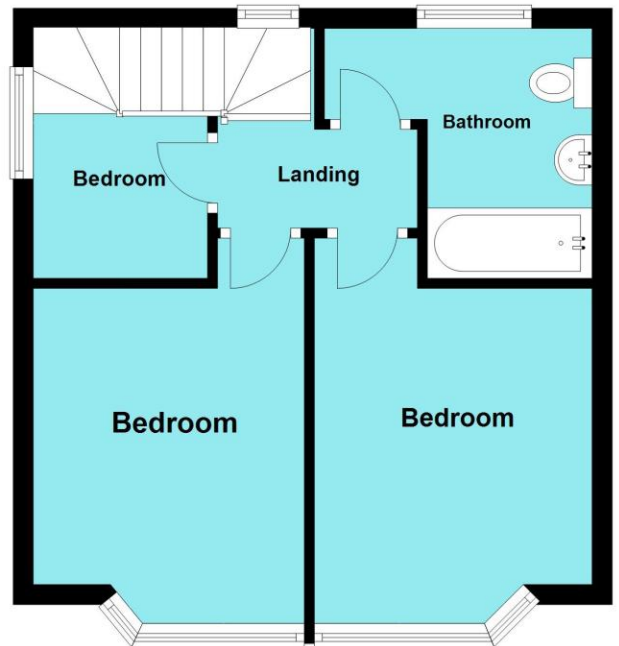
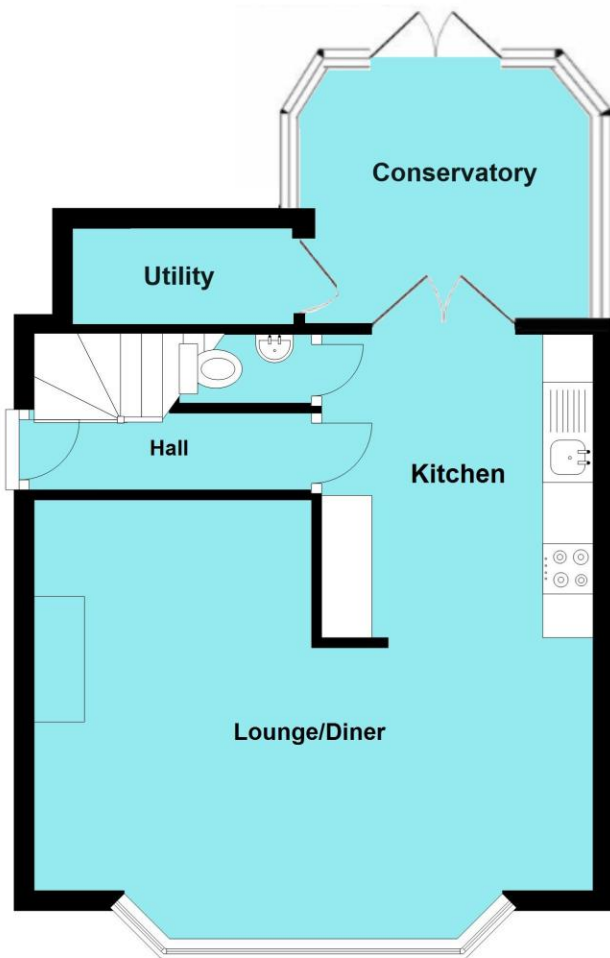
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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. **Ref: 14884**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Total area: approx. 65.4 sq. metres (704.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

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