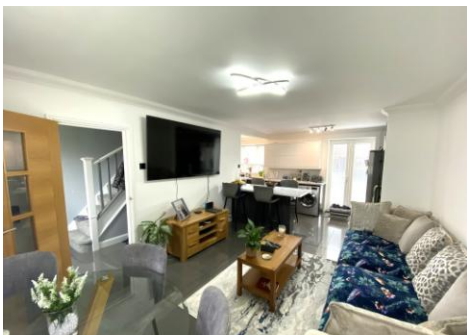


**8 Cynthia Road, Parkstone, Poole,  
BH12 3JF**

**£375,000  
Freehold**

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**An exceptional three bedroom semi detached house which has recently been comprehensively updated and refurbished creating a stylish and comfortable family home. The house offers spacious and well configured accommodation which is presented in lovely condition throughout comprising hallway, a modern open plan sitting room/dining room/kitchen, utility, three bedrooms and a large contemporary family bathroom. The large rear garden is a particular feature of the house and has been thoughtfully landscaped for ease of maintenance and incorporates a large garden lodge which could be used as a home/office or for entertaining.**

**APPROACH** Across a driveway to a UPVC front door with covered storm porch and porch light.

**ENTRANCE HALL** Tiled floor, panelled radiator, staircase to first floor

**LOUNGE/KITCHEN/DINING ROOM OPEN PLAN AREA** 22' 2" x 11' 11" increasing to 15' 9" (6.76m x 3.63m) A bright and contemporary open plan living/kitchen/dining room

**LOUNGE AREA** UPVC double glazed front aspect window, panelled radiator, tiled floor

**KITCHEN** Fitted with a range of modern high gloss units comprising base and wall mounted cupboards and drawers with complementary roll top work surface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with mixer tap, space and plumbing for slimline dishwasher, space and plumbing for automatic washing machine, split level double electric oven, space for American style fridge/freezer, large island unit incorporating breakfast bar and fitted storage cupboards beneath, tiled floor, ceramic hob with extractor hood above, UPVC double glazed rear aspect window and UPVC glazed double doors lead out onto the rear terrace

**UTILITY ROOM** Tiled floor, wall mounted Worcester gas fired central heating boiler, space for tumble dryer

**FIRST FLOOR LANDING** UPVC double glazed side aspect window, loft hatch, panelled radiator, built in cupboard with wooden slatted linen shelving

**BEDROOM 1** 10' 10" x 9' 3" (3.3m x 2.82m) Two UPVC double glazed rear aspect windows, radiator

**BEDROOM** 11' 3" x 6' 4" (3.43m x 1.93m) UPVC double glazed front aspect window, radiator

**BEDROOM** 8' 3" x 7' 4" (2.51m x 2.24m) UPVC double glazed rear aspect window, radiator

**BATHROOM** Fitted with a modern white suite comprising panel enclosed bath with mixer tap, shower attachment and shower screen, built in vanity unit with inset wash hand basin and cupboards under, enclosed cistern WC, part ceramic tiled walls, radiator, tiled floor, two UPVC double glazed front aspect windows, extractor fan

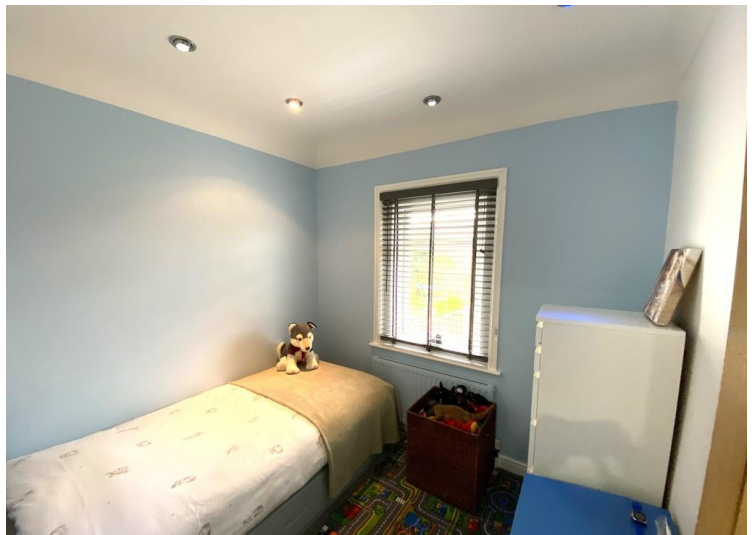
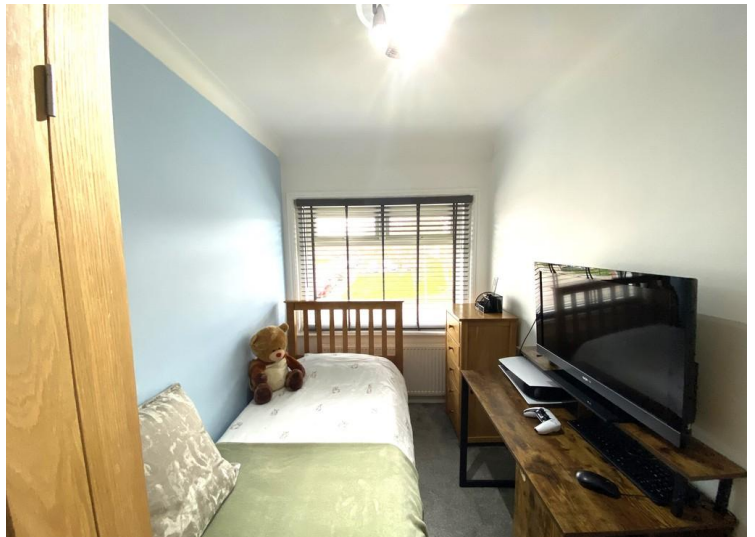
**OUTSIDE - FRONT** To the front of the property is a concrete driveway which extends down one side of the house to the rear via double wooden gates. Bordering the driveway is an area of lawn.

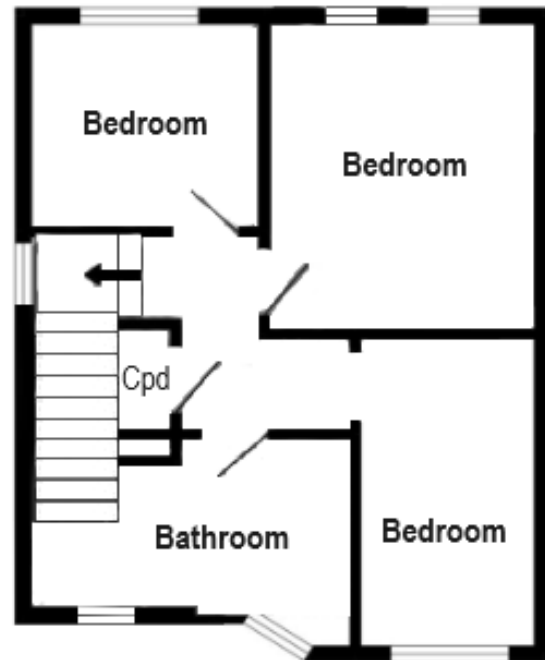
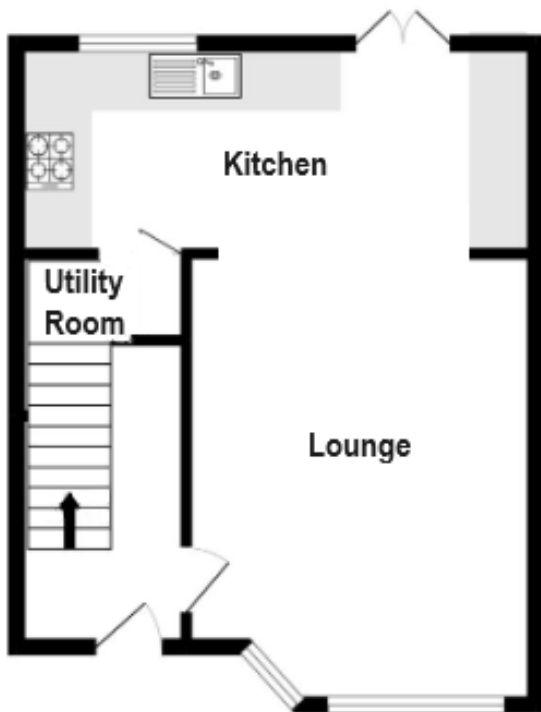


**OUTSIDE - REAR** The large rear garden is a particular feature of the property and has been thoughtfully landscaped for easy of maintenance. To the back of the house is a generous full width raised terrace providing an ideal area for outdoor seating and entertaining. Steps lead from the terrace to the main area of garden which comprises a feature lawn with further ceramic tiled patio area and pathway which extends to the rear of the garden where there is fabulous GARDEN LODGE which has a covered verandah and a snug/recreation room which is fitted with light and power.

**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: 15409**





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