

DANEHURST

— ESTATE AGENTS —



PRINCESS ROAD, POOLE, BH12 1BH

Guide Price £400,000 - £425,000



**** Guide Price £400,000 - £425,000 ****

This three-bedroom semi-detached home offers considerably more space than you might expect, with generous proportions, a gated driveway, detached garage and a private garden designed for outdoor entertaining.

The accommodation has a strong sense of space from the moment you enter. An L-shaped entrance hall connects the principal ground-floor rooms and leads to the staircase rising to the first floor, while a ground floor WC is a practical addition for both everyday living and guests.

At the front of the house, the kitchen/breakfast room has been fitted with shaker-style cabinetry, quartz work surfaces and a breakfast area, complemented by underfloor heating.

The separate dining room provides a dedicated space for everyday dining and entertaining, positioned conveniently between the kitchen and main living room.

One of the standout rooms is the lounge, with parquet flooring and a feature fireplace. A wide bay with glazed doors and windows opens directly onto the garden, creating a natural connection between the living space and outside.

Upstairs, the principal bedroom is particularly generous, with a wide bay window and fitted wardrobes. The second double bedroom also benefits from fitted wardrobes.

The third bedroom is currently arranged as a study, giving the house flexibility for those needing a home office. The family bathroom has been finished with contemporary tiling and underfloor heating, completing the first-floor accommodation.

Outside, the property continues to set itself apart. Electric gates open onto a resin-bound driveway running alongside the house, providing extensive off-road parking, with a detached garage positioned at the rear.

The garden has been arranged as a private, low-maintenance space for relaxing and entertaining, surrounded by established planting and mature trees. There is ample room for outdoor dining and seating, together with a built-in barbecue, creating an inviting outdoor space.



- Substantial three-bedroom semi-detached home
- Kitchen/breakfast room with shaker-style cabinetry
- Spacious lounge opening directly onto the garden
- Separate dining room
- Ground floor wc
- Private, low-maintenance garden designed for entertaining
- Electric gates and substantial resin-bound driveway
- Detached garage and extensive off-road parking
- EPC Rating: D
- Council Tax Band: D





Location

The property is well positioned for everyday convenience, with a wide range of shops and amenities close by, including Branksome Retail Park with its selection of major retailers and supermarkets.

Branksome railway station is approximately 0.25 miles away, providing direct services towards Southampton, London Waterloo and Weymouth, while the Wessex Way offers convenient road links across the wider area.

Westbourne is also easily accessible, with its independent shops, cafés, bars and restaurants. The coast is approximately 1.5 miles from the property, with the beaches at Branksome Chine and Alum Chine within easy reach.



Ground Floor

First Floor



Total Area: 158.8 m² ... 1709 ft²

All measurements are approximate and for display purposes only







DANEHURST
— ESTATE AGENTS —

01202 289000

www.danehurstea.co.uk