



**Bindon Close, Parkstone  
Poole, Dorset, BH12 4DS**

# Bindon Close, Parkstone, Poole, Dorset, BH12 4DS

## Freehold Price £375,000

Two houses in one! A rather unusual and deceptively spacious 5 bedroom semi-detached home that has seen huge improvements and extension work by the current owners who have lived in the home for 20 years. Ideal as a home and income, or a place for 2 families, the property offers enormous versatility. Overall, the accommodation now comprises 5 double bedrooms, 2 large reception rooms, bathroom, shower room, ground floor cloakroom, refitted kitchen and two staircases making it easy to use as 2 properties. The original 3 bedroom semi-detached home was extended 13 years ago adding a 2 storey dwelling being a 2 bedroom property with its entrance off the main hall as well as a private back door. The home now could be used as 2 properties or remain as a large family home. Situated on a large corner plot, the property has a wraparound driveway providing parking for around 8 cars, along with a good size rear garden and detached brick built storage shed with power and light. The property is well presented throughout in stylish décor with wood effect flooring, contemporary fittings, double glazing, and gas central heating.



- Two houses in one with overall accommodation of 5 bedrooms and 2 reception rooms
- Could be used as a large dwelling or used to house 2 families (with a few adjustments)
- Both properties have a separate entrance and own staircases
- 2 large reception rooms which run from the front to the rear of the property with doors to the garden
- Well presented with modern décor throughout
- Modern fitted kitchen/breakfast room with Rangemaster double oven, grill and 6 ring electric hob
- Utility room/cloakroom with space for washing machine and wc and wash basin
- Contemporary shower room with large walk-in shower plus a further modern bathroom
- Gas central heating and double glazing
- Large corner plot with driveway for 8 cars
- Very good size south-westerly facing rear garden with deck, patio and lawned areas
- Generous brick built shed/workshop with power and light

The property is located within a few hundred yards to the Bourne Valley Nature Reserve which is ideal for family recreation such as dog walks, fishing, children's play area and a skate park. It is conveniently located within a mile of the Sainsburys Superstore at Alder Road and 4 miles to Bournemouth and Poole Town Centres.

**COUNCIL TAX BAND: C**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



# TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (152.6 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
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