



1 Livingstone Road, Poole

Poole

£350,000



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Three Well-Proportioned Bedrooms
- Stylish Contemporary Kitchen
- Modern Shower Room
- Bright & Spacious Lounge
- Landscaped Rear Garden with Raised Decking
- Off-Road Parking for Two Vehicles
- Beautifully Presented Throughout
- Elevated Views Across Parkstone
- Popular Residential Location



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Beautifully presented throughout, this detached bungalow offers bright, well-proportioned accommodation with a modern finish, combining comfortable everyday living with excellent entertaining space both inside and out. A welcoming open porch with timber flooring leads into an inviting entrance hall, setting the tone for the accommodation beyond.

The principal bedroom enjoys a bay window with elevated views across parts of Parkstone, whilst the second double bedroom benefits from a dual aspect, creating a wonderfully light and airy feel. The third bedroom offers excellent flexibility and could equally serve as a home office, nursery or hobby room.

The shower room is fully tiled and fitted with a sleek three-piece suite, including a corner shower enclosure, chrome heated towel rail and quality tiled flooring.

At the heart of the home is the well-appointed kitchen, fitted with a comprehensive range of soft-close units, contrasting worktops and integrated cooking appliances, together with ample space for further appliances. The kitchen flows naturally into the lounge, creating a sociable living space ideal for both relaxing and entertaining.



Overlooking the rear garden, the lounge is bright and welcoming, enhanced by a flame-effect electric fire and direct access outside.

Externally, the property continues to impress with off-road parking to the front and a thoughtfully landscaped rear garden. A generous raised decked terrace provides the perfect setting for outdoor dining, entertaining family and friends, or simply unwinding in the sunshine.

Situated in the popular Parkstone area, the property benefits from a convenient location with a range of local amenities nearby, including shops, cafés, supermarkets and leisure facilities. Excellent transport links provide easy access to Poole town centre, Bournemouth and the surrounding coastline, whilst the area is also well served by reputable schools and everyday conveniences.

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Floor Plan

Total floor area: 75.0 sq.m. (808 sq.ft.)

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