



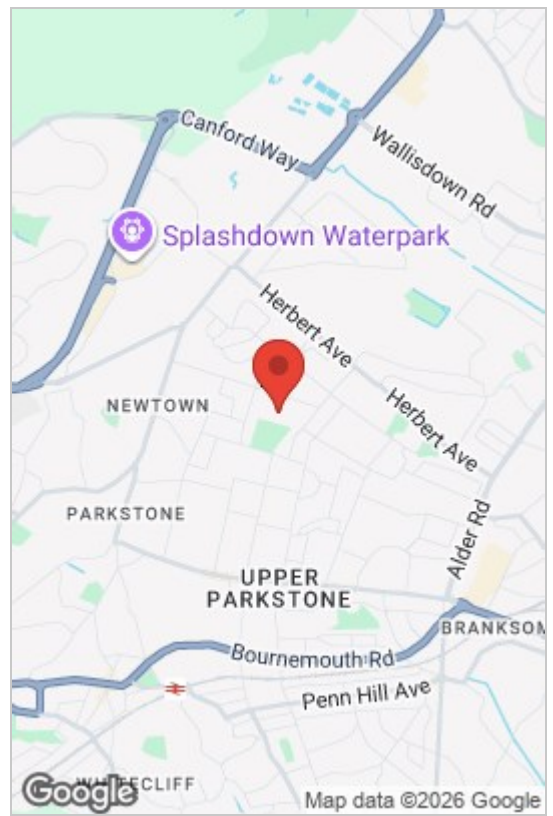
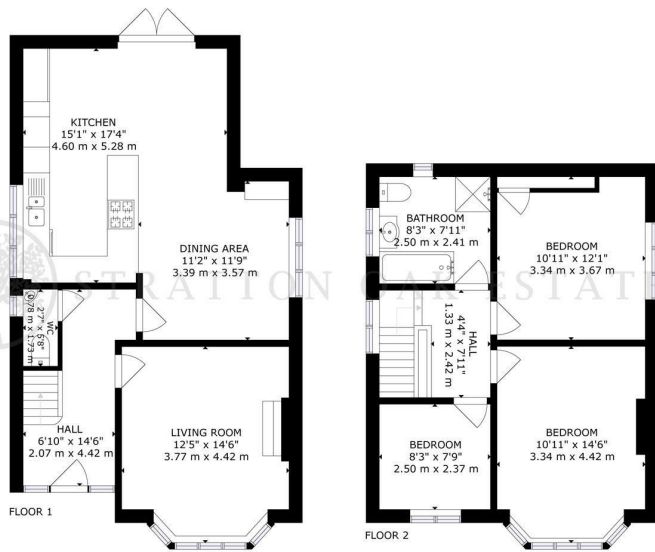
STRATTON OAK ESTATES



78 Good Road, Poole, BH12 3HW

Guide Price £385,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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GROSS INTERNAL AREA
 FLOOR 1: 631 sq.ft, 59 m², FLOOR 2: 502 sq.ft, 47 m²
 TOTAL: 1133 sq.ft, 106 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Superb three-bedroom detached home ideally situated on a generous corner plot within a quiet, highly sought-after cul-de-sac in the heart of Parkstone.
- Spacious ground floor layout featuring a remarkably large and welcoming entrance hallway, a bright front lounge, and a practical under-stairs cloakroom.
- Spectacular open-plan kitchen and dining room at the rear featuring integrated appliances and double doors opening to the garden.
- Three comfortable first-floor bedrooms including two generous double rooms and a versatile single room perfect for a child or home office.
- Spacious family bathroom equipped with a complete four-piece suite featuring both a panelled bath and a separate independent shower cubicle.
- Excellent outside space and parking including a good-sized Westerly-aspect rear garden with a lawn and patio, alongside an expansive, fully paved front driveway providing substantial off-road parking for multiple vehicles.



This three-bedroom detached house occupies a prime corner plot in a quiet Parkstone cul-de-sac, offering a fantastic opportunity for family living. The property features a spacious layout with a front lounge, a rear open-plan kitchen and dining area, three first-floor bedrooms, and a four-piece family bathroom. Outside, the home benefits from an expansive paved driveway for multiple vehicles and a sunny, Westerly-aspect rear garden. Ideally located near highly regarded local schools and the leisure facilities at Tower Park, it provides a perfect balance of generous space and convenience.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82 plus)	
B (61-81)	
C (49-60)	
D (35-48)	
E (19-34)	
F (11-18)	
G (1-10)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.