

*Local expertise with powerful national marketing*

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**CYNITHA ROAD,**

**POOLE, BH12 3JF**







# CYNTHIA ROAD

- RECENTLY REFURBISHED THROUGHOUT
- DRIVEWAY AND PARKING
- LARGE MODERN PATIO
- SPACIOUS GARDEN ROOM WITH
- OPEN PLAN LOUNGE DINER
- STUNNING NEW BATHROOM
- NEW CARPETS AND FLOORING THROUGHOUT

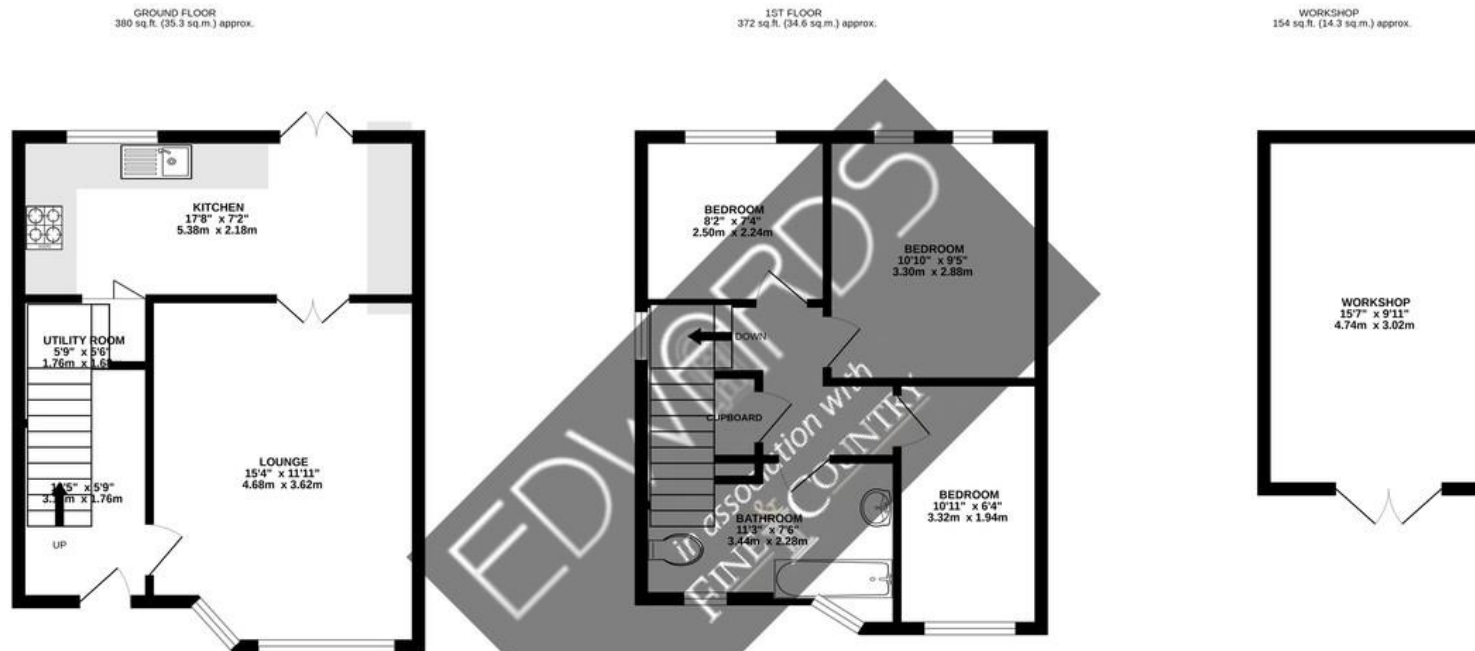
We welcome to the market this exceptional three-bedroom semi-detached family home offering contemporary bright and spacious accommodation throughout. It is located within a short drive away from local shops & amenities and with bus routes on Ringwood Road you can get around town with ease, also benefiting from off-road parking and on street parking this house is perfect for families with more than one car. The property has been tastefully renovated throughout by its current owner. The large open plan lounge kitchen-dining room has a modern, fitted kitchen with a stunning central island / breakfast bar, also has a separate utility/larder room. Upstairs the property has been fully updated with a newly fitted modern bathroom including the shower over bath.

The master bedroom is spacious and modern there is a further double and a good sized single.

The garden has undergone extensive landscaping to maximise the space available, some of the benefits include a large modern terrace perfect for entertaining furthermore the garden has been designed for ease of maintenance with shingle bordered areas, feature raised flowerbeds and a newly landscaped lawn (currently being reseeded due be ready for Spring). Without a doubt one of the best features of this garden is a stunning fitted lodge with a covered seating area/snug with adjacent internal room, the lodge is fitted with power and lighting and is double glazed for those cooler nights, perfect for a games room for little or big kids or just a fantastic home office/extra reception.



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TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Lower Parkstone Office

34 Station Road, Parkstone, Poole, Dorset, BH14 8UD • [www.edwardstates.com](http://www.edwardstates.com)

01202 744944 • [lowerparkstone@edwardstates.com](mailto:lowerparkstone@edwardstates.com)

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