

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

13 Burley Road

Parkstone, Poole, BH12 3DA

ATHERTONS
Guide Price **£400,000**

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13 Burley Road

Poole

A Wonderful Detached Family Home in a Peaceful Cul-de-Sac Setting.

A wonderful detached family home, enviably positioned at the end of a quiet cul-de-sac. Presented throughout in true show home condition, this fine property has been thoughtfully improved by the current owners and offers beautifully appointed accommodation that is ready to move straight into.

The property is approached via an enclosed, gated driveway providing off-road parking for several vehicles, with the added benefit of a detached garage offering further parking or valuable storage space.

Upon entering, a welcoming entrance hallway sets the tone for the quality found throughout the home. The modern fitted kitchen is both stylish and practical, offering a good range of storage and workspace. The real heart of the home is the spacious extended lounge/dining room, a superb, light-filled space that comfortably accommodates both relaxing and entertaining, with ample room for family life and a natural flow out to the garden.

The property offers three good-sized bedrooms, all well presented and versatile in their use, together with a modern shower room finished to a high standard. The home further benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency all year round. Outside, the beautifully maintained rear garden is a genuine feature of the property. A raised decking area provides the perfect spot for outdoor dining and summer entertaining, complemented by an area of level lawn and a delightful secluded seating area, ideal for enjoying a quiet morning coffee or the evening sun.

Quiet cul-de-sac positions such as this are always highly sought after, and with the property presented in such immaculate order throughout, an early viewing is strongly recommended to fully appreciate everything this fine family home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

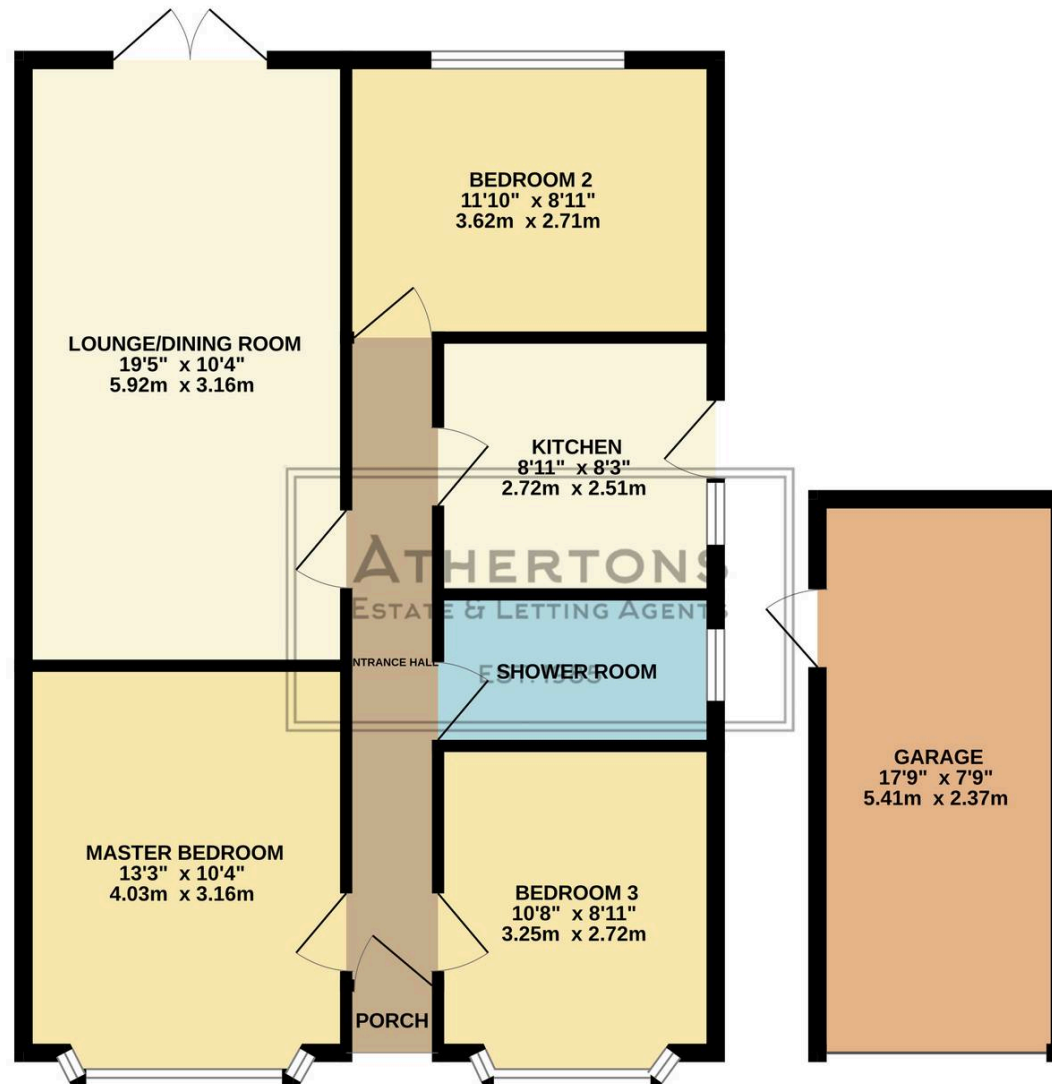








GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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