



A delightful character home in a sought after road

Lower Parkstone, Poole, Dorset

Freehold - Guide Price £945,000

savills

Entrance hall • 3 reception rooms • Kitchen • 4 bedrooms • 2 bathrooms (1 en suite) • Garage

Local information

Penn Hill 0.7 miles
Canford Cliffs shops 1.1 miles
Canford Cliffs beach 1.3 miles
Westbourne 1.8 miles
Poole Centre 2.6 miles
Bournemouth Centre 3.1 miles
London 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

About this property

Offered for sale for is this well presented and spacious 1930s family home, which has been lovingly updated by the current owners to create well-proportioned accommodation and modern interiors yet retaining plenty of character features including leaded windows, wood panelling, picture rails, good height ceilings and deep skirting boards.

On entering the property there is an entrance vestibule leading through to the entrance hall with painted wood panelling. There is a dual aspect sitting room with a bay window, gas fire and built in cupboards. A study/tv room provides an additional room to the ground floor versatility as to its use. There is a superb triple aspect open plan kitchen/living/dining room with feature bay window and log burner. The modern fitted kitchen with butler sink, quartz worktops and central island. There are two pantries to the kitchen, one of which has plumbing for a washing machine and tumble dryer and the other housing the boiler.

To the first floor, the attractive stained glass window creates a bright and light first floor landing. The accommodation comprises: four double bedrooms and a family bath/shower room. The spacious master bedroom has the benefit of its own en suite shower room and walk in cupboard. The separate family bath and shower room serves the other three bedrooms. There is access to the loft space from the first floor and there is potential for a new owner to create to convert the loft space and create more accommodation, subject to obtaining the necessary consents and building regulations.

On the outside, the rear garden has the advantage of a private wooded aspect with a level lawn and a tiered area to the rear providing delightful sitting and dining areas in which to enjoy the outside space. There is also a free standing garage. To the front of the property, there is a good sized driveway providing parking for several cars, and an attractive wooded outlook, which is unique for a residential road being so close to the local amenities.

Tenure

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EPC rating = D

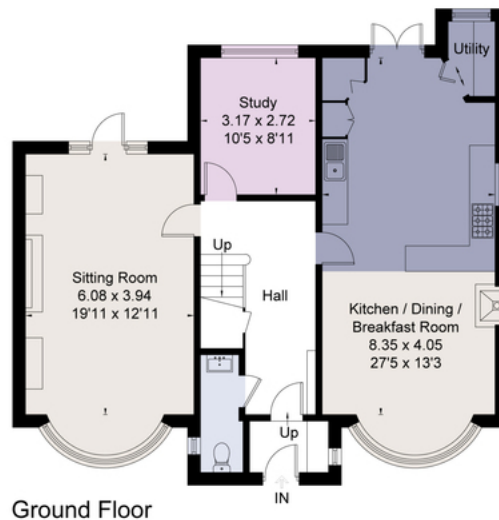
Viewing

Strictly by appointment with Savills

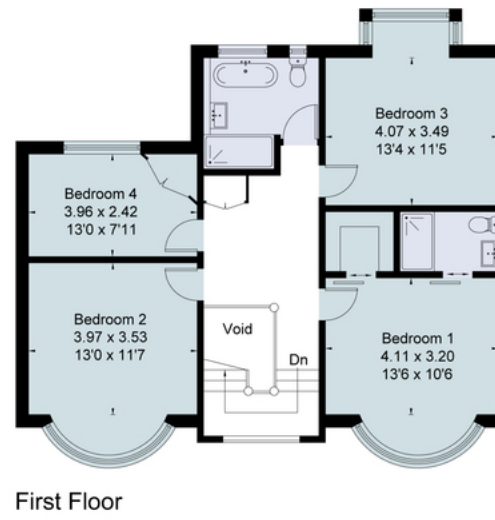




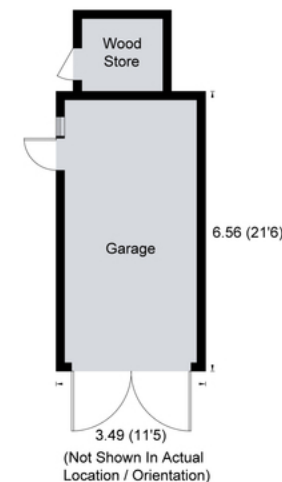
Approximate Area = 178.6 sq m / 1922 sq ft (Excluding Void)
Garage = 19.1 sq m / 205 sq ft
Wood Store = 3.2 sq m / 34 sq ft
Total = 200.9 sq m / 2161 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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