

**Marlborough Road,  
Lower Parkstone, Poole, BH14 0HJ**

**£715,000  
Freehold**



Situated within a sought after established residential no through road with similar properties around and located within the ever popular Courthill and Baden Powell school catchments, lies this wonderful, impeccably presented, extended detached family house. The well configured and spacious living accommodation comprises a welcoming L-shaped entrance hallway, front lounge/snug with log burner, separate dining/playroom, beautiful 20ft approx. kitchen which leads in to the generous size conservatory/family room, utility area and ground floor wet room, four double bedrooms and stylish modern bathroom. There is UPVC double glazing, gas fired central heating, a block paved in and out driveway to the front that continues down the side providing ample off road parking, detached garage and a rear garden with a new patio, summer house, green house and storage.

**PART BRICK BUILT STORM PORCH** Timber pillars, pitched tiled roof, tiled floor, external light points, leads up to the composite part double glazed opaque door with leaded coloured glass feature, this leads through to:

**SPACIOUS 'L' SHAPED ENTRANCE HALLWAY** A welcoming entrance hall with coved and smooth set ceiling, two light points, two skylights with Velux double glazed windows, two radiators, wall mounted alarm panel, three wall mounted lights, understairs storage area with built in cupboards one of which houses the electric consumer unit, stairs give access to first floor accommodation. Doors then lead off to:

**LOUNGE/SNUG** 13' into bay x 12' (3.96m x 3.66m) Coved and smooth set ceiling, light point, picture rail, two wall mounted lights, UPVC double glazed bay window to the front aspect, feature inset log burner mounted on a tiled hearth, TV recess, TV and telephone points, radiator.

**SEPARATE DINING ROOM** 14' 3" x 11' 2" (4.34m x 3.4m) Coved and smooth set ceiling, light point, two wall mounted lights, dual aspect with UPVC double glazed bay window to front and to the side a further matching UPVC double glazed window, radiator, serving hatch through to the kitchen. Built into one side of the chimney recess is a glass fronted display cabinet, Victorian style fireplace with open grate facility, tiled hearth and mantel over, TV and telephone points.

**FROM THE HALLWAY, ORIGINAL PANELLED DOOR** Leads through to the kitchen and conservatory.

**KITCHEN** 20' 8" x 10' max. measurements (6.3m x 3.05m) A beautiful kitchen comprising a range of cream gloss fronted soft closing wall and base units to include matching drawers, under pelmet lighting, wooden shelving, granite worksurfaces incorporating enamel one and a half bowl drainer sink with mixer tap, additional enamel sink with mixer tap conveniently positioned next to the range cooker with five ring electric induction hob, double oven, separate grill, chimney style extractor hood above complementary brick effect tiling to the splashback area, serving hatch through to the separate dining room, double larder cupboard, concealed pull-out bin, space for free standing appliances to include washing machine, dishwasher and American style fridge/freezer built in to an alcove with additional storage above and to the side, heater in the kickboard, smooth set ceiling, downlighters, oversized tiled floor, archway leads through to the conservatory, doorway to utility area and ground floor wet room.

**UTILITY AREA** Smooth set ceiling, light point, concealed gas combination boiler with storage cupboard below, water softener, space for tumble dryer, shelving above, door then leads through to:

**WET ROOM** 8' x 4' (2.44m x 1.22m) Mains operated shower with rainfall shower head, pedestal wash hand basin with pillar tap, low flush push button WC, tiled walls with mosaic pattern, chrome effect ladder style towel rail, UPVC double glazed opaque window, smooth set ceiling, downlighters, extractor fan, anti-slip tiled floor.

**CONSERVATORY** 19' 1" x 13' (5.82m x 3.96m) A superb room, which we feel is a particular feature, part brick built in construction with polycarbonate sloping roof, UPVC double glazed windows to the side and rear aspects, three radiators, TV and telephone points, light point, two wall mounted lights, ample power points, UPVC French doors give access out onto the patio and rear garden, continuation of the oversized tiled floor, space for table and chairs.



**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Coved and smooth set ceiling, light point, radiator, feature UPVC double glazed opaque coloured stained glass window, doors then lead off to:

**BEDROOM 1** 12' x 12' (3.66m x 3.66m) Coved and textured ceiling, light point, UPVC double glazed bay window to the front aspect, ample space for fitted or free standing bedroom furniture, TV point, radiator.

**BEDROOM 2** 12' x 11' into recess (3.66m x 3.35m) Coved and textured ceiling, picture rail, light point, dual aspect with UPVC double glazed windows to the front and side, shelving, double door airing cupboard with slatted shelving for linen storage, locker storage above and to the side, built in storage cupboard with locker storage above, radiator, TV point.

**BEDROOM 3** 11' x 10' (3.35m x 3.05m) Coved and textured ceiling, light point, UPVC double glazed window to the rear aspect, double panelled radiator, ample space for fitted or free standing bedroom furniture, TV point.

**BEDROOM 4** 12' x 8' (3.66m x 2.44m) Coved and smooth set ceiling, light point, loft access hatch, two UPVC double glazed windows to the rear aspect, radiator, TV point.

**BATHROOM** A stylish modern fitted bathroom comprising of a four piece suite to include panel enclosed bath with side mixer tap, shower attachment, low flush push button WC, vanity unit with wash hand basin and mixer tap, white gloss fronted soft closing storage cupboard below, shower cubicle with curved glass sliding door, chrome trim, mains operated shower and rainfall shower head, chrome effect ladder style towel rail, part tiled walls, UPVC double glazed opaque window, extractor fan, smooth set ceiling, downlighters.

**OUTSIDE - FRONT** There is a sweeping in and out block paved driveway providing off road parking with rockery to the front boundary housing palm trees. To the side there is a wooden latch gate and the block paved driveway continues down the side of the property providing additional parking and leads up to the oversized DETACHED GARAGE which has external lights attached operated from inside the conservatory, with up and over door, power and light, its own consumer unit, additional storage in the roof.

**OUTSIDE - REAR** Immediately abutting the property there will be a new dark grey porcelain patio, which is currently being laid surrounded by a raised brick built rockery, To the side there is a further patio area and both are suitable for outside dining/garden furniture. The remainder of the garden is laid to lawn with decking to the rear and a summerhouse with power, greenhouse and storage shed. Two external water taps, external power point, and a selection of mature plants, trees and shrubbery.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





### Ground Floor

Approx. 96.1 sq. metres (1034.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



### First Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 154.2 sq. metres (1659.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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  
Plan produced using PlanUp.

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