



## Powell Road, Lower Parkstone, Poole BH14 8SG

Nicely positioned within the heart of Lower Parkstone lies this detached family home occupying a generous size corner plot. There is generous size and versatile accommodation on offer to include a spacious lounge dining room, kitchen/breakfast room and three/four bedrooms. Outside there is a driveway leading to a double garage, landscaped gardens and a swimming pool. The property is situated within the favoured Courthill and Baden Powell school catchments and is offered with no forward chain.

**EPC: TBC Council Tax Band: F Price: £800,000 Freehold**

 **3/4**  **2**  **1/2**









## Key Features

- DETACHED FAMILY HOUSE OCCUPYING A GENEROUS SIZE CORNER PLOT
- ENTRANCE HALLWAY WITH CLOAKROOM & STORAGE
- RECEPTION ROOM/BEDROOM FOUR
- UTILITY ROOM
- SPACIOUS DUAL ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- THREE BEDROOMS
- DRIVEWAY & DOUBLE GARAGE
- EXCELLENT LOCATION SET WITHIN FAVOURED SCHOOL CATCHMENTS

## The Property

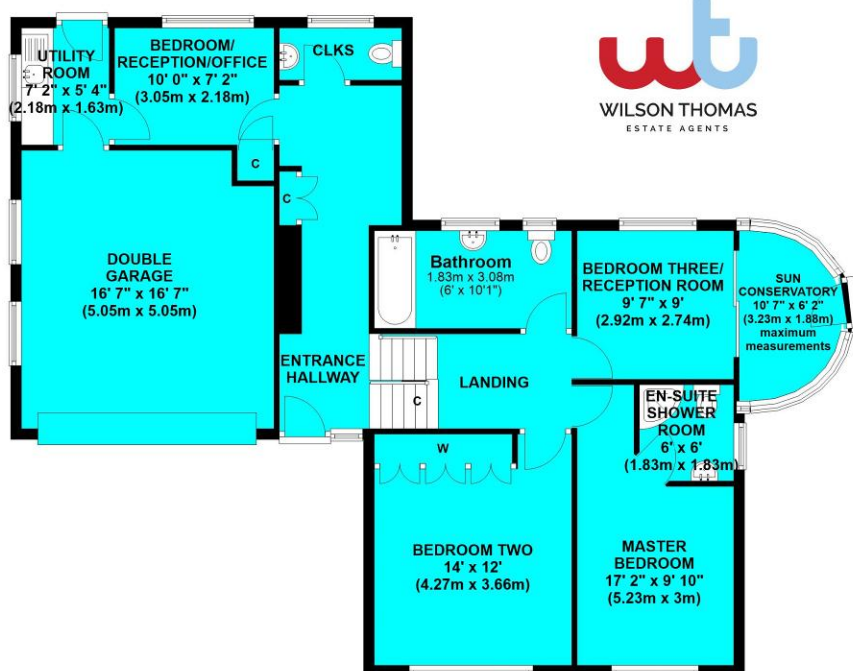
Initially there is a large storm porch leading up to the front entrance door. This gives access into the entrance hallway with a cloakroom, two storage cupboards and a sliding patio door leads out onto the garden. From here, a door provides access into a room that could be used as an office or a bedroom with this then leading to a utility room and then to the integral double garage. A small staircase leads to the next floor with three bedrooms with the master benefiting from an en-suite shower room, conservatory and spacious family bathroom. A further small staircase leads to the third floor and this comprises a balcony off the landing, a light,

bright and airy generous size dual aspect lounge/dining room and a good size kitchen/breakfast room then completes the accommodation. The outside offers a beautifully presented front garden, a driveway provides ample off-road parking and this leads up to an integral double garage with power, light and electronically operated door. A gate gives access to the well-maintained landscaped rear garden offering a certain degree of privacy and seclusion. There are lawned areas, a rockery, a small summer house, a timber constructed storage shed, mature plants, shrubbery and a swimming pool (currently not able to be used).



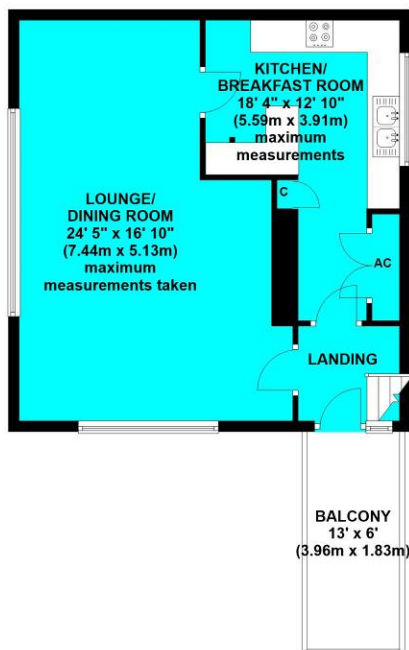
### Ground Floor

Approx. 113.1 sq. metres (1217.3 sq. feet)



### First Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



Total area: approx. 166.6 sq. metres (1793.7 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 and 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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 81        |
| (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                               |                         |           |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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