



## Mansfield Close, Lower Parkstone BH14 0DH

A delightful three double bedroom, character, cottage style semi-detached home located within a cul-de-sac and the Courthill & Baden Powell school catchments. The property offers an abundance of charm and features to include stripped wooden doors, exposed wooden floorboards, a log burner and an open working fireplace.

**EPC: 71 Council Tax Band: C Price: £400,000 Freehold**

 **3**  **1**  **2**





## Key Features

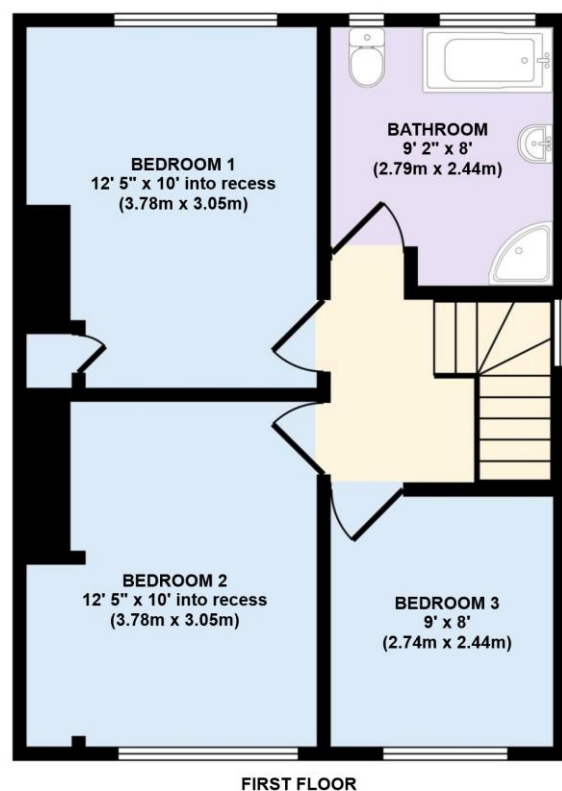
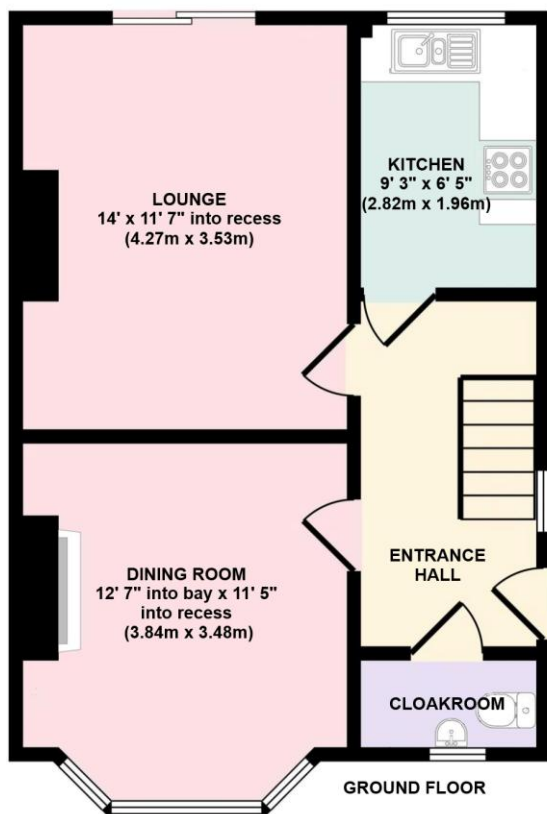
- WONDERFUL LIGHT & BRIGHT CHARACTER SEMI-DETACHED HOME
- ENTRANCE HALLWAY
- COSY LOUNGE WITH OPEN WORKING FIREPLACE & FRENCH DOORS
- SEPARATE DINING ROOM WITH LOG BURNER
- KITCHEN OVERLOOKING THE GARDEN
- THREE DOUBLE BEDROOMS WITH EXPOSED WOODEN FLOORBOARDS
- SPACIOUS BATHROOM WITH SEPARATE SHOWER & FREESTANDING BATH
- OFF ROAD PARKING & SOUTH FACING GARDEN
- CUL-DE-SAC LOCATION & COURTHILL/BADEN POWELL SCHOOL CATCHMENTS
- USEABLE ROOF SPACE WITH VELUX WINDOW

## The Property

Upon entering this charming, character home you are greeted by a welcoming entrance hallway with ample natural light throughout the whole house and there is a ground floor cloakroom housing the washing machine. Stripped wooden doors lead off to the front reception/dining room with a bay window and inset log burner. To the rear is the cosy bright and airy lounge with an open working fireplace and French doors leading out on to the south facing garden. There is a country style kitchen overlooks the garden with wall and base units and there is space for a dresser with glass fronted display cabinets. Upstairs there are three double bedrooms all with exposed wooden floorboards and a fantastic four-piece family bathroom with separate shower and a freestanding claw foot bath. The well-insulated loft is a large, fully-boarded useable space, with electrical sockets and rear Velux with views to the Purbeck Hills. The outside front offers a section laid

to lawn with a mature hedge and additional parking can be created here if required. A driveway to the side provides off road parking and continues into the mature rear garden, which enjoys a sunny south facing aspect. Initially there is a patio area suitable for outside garden/dining furniture and there is a vegetable patch, fenced wildlife corner with a fish pond. A timber shed provides storage and the garden is enclosed with close boarded fencing.

The property occupies a fantastic location within a cul-de-sac and it is a short walk away from the ever-popular Courthill Infant School. Ashley cross with its bars, bistros, restaurants and a main line London railway station is close by as are miles of award-winning sandy beaches..



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		

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.

#### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

#### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



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