



51 Felton Road, Lower Parkstone, POOLE, Dorset BH14 0QR

£725,000 Freehold

A impeccable four double bedroom detached house ideally situated in this quiet residential road in Lower Parkstone within close proximity to amenities, parks and schools. The popular Ashley Cross with its local shops, bars and bistros is also a short distance away. This striking home has been immaculately maintained by the current owners and internal viewing is imperative not only to appreciate its charm and finesse but also the substantial accommodation on offer, which comprises: reception hall, sitting room with direct garden access, dining room, stylish kitchen, utility room, downstairs cloakroom, en-suite shower and family bathroom. Externally the property boasts a stunning South facing garden with ornamental fish pond, lawned area and sun patio ideal for al fresco dining in the summer months. To the front the ample driveway provides off road parking which in turn leads to a double garage. Further features of this superior home include: over 1700 sq ft, water softener, fitted wardrobes to all bedrooms, gas central heating and UPVC double glazing. School Catchment - Baden Powell St Peters CE Juniors. Nearby Schools - Longfleet Primary, Poole High School and St Edwards RC/CoE Secondary.

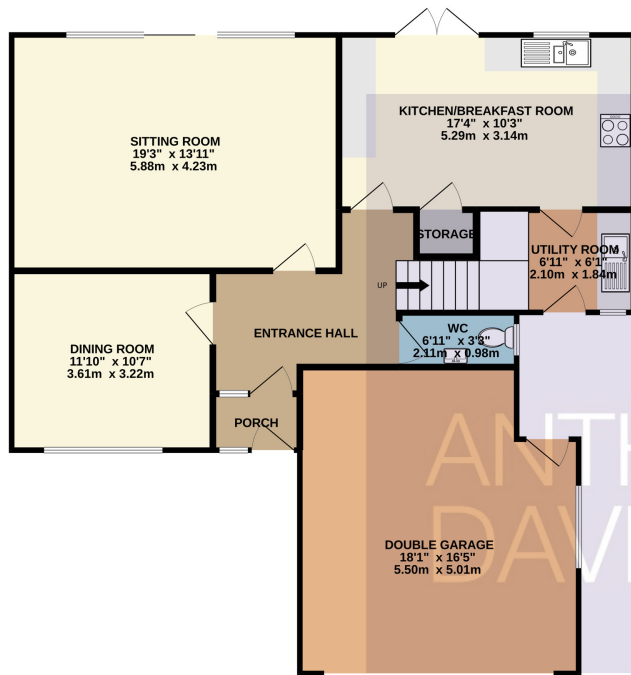
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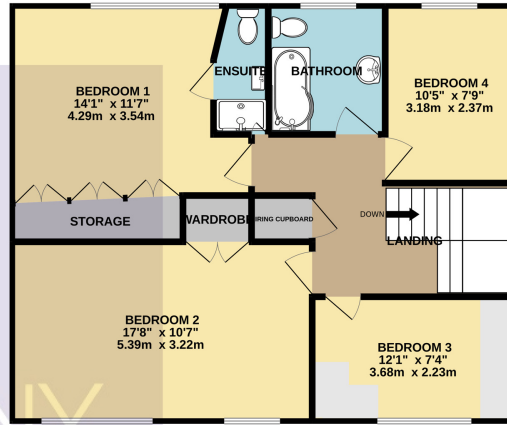
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**ANTHONY
DAVID & CO**

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 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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Entrance Hall Doors to

Sitting Room 19' 3" x 13' 11" (5.87m x 4.24m)

Kitchen/Breakfast Room 17' 4" x 10' 3" (5.28m x 3.12m)

Dining Room 11' 10" x 10' 7" (3.61m x 3.23m)

Utility Room 6' 11" x 6' 1" (2.11m x 1.85m)

Downstairs Cloakroom 6' 11" x 3' 3" (2.11m x 0.99m)

Landing Doors to

Bedroom One 14' 1" x 11' 7" (4.29m x 3.53m)

En-Suite Shower 7' 7" x 3' 3" (2.31m x 0.99m)

Bedroom Two 17' 8" x 10' 7" (5.38m x 3.23m)

Bedroom Three 12' 1" x 7' 4" (3.68m x 2.24m)

Bedroom Four 10' 5" x 7' 9" (3.17m x 2.36m)

Bathroom 7' 7" x 6' 11" (2.31m x 2.11m)

Double Garage 18' 1" x 16' 5" (5.51m x 5.00m)

Driveway Ample off road parking

Garden South facing

Council Tax Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		81	62
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.