



**Salterns Road, Lower Parkstone, Poole, BH14 8BL**  
**OIEO £735,000 Freehold**





## Property Summary

Character Victorian four double bedroom family home with a stunning lifestyle open plan living space. Retaining many original features and benefitting from a large garden, off road parking & detached garage. Perfectly situated between Ashley Cross & Whitecliff.



## Key Features

- Detached family home
- Many original features
- Stunning lifestyle space
- 4/5 double bedrooms
- Detached garage
- Off road parking for 3 cars
- Lilliput & Baden Powell school catchment



## About the Property

This lovely Victorian house has been sympathetically modernised by the current owners retaining lovely period features like cornicing, picture rails, wood panelling and original cast iron fireplaces to most rooms.

The hub of the house is the stunning open plan lifestyle living space incorporating a sitting area with a feature wall, dining area with lantern skylight and luxury kitchen with LVT flooring throughout. There is a central island with breakfast bar seating, ample cupboards, drawers and storage space all finished with quartz worktops. There is an integrated dishwasher, 5 ring gas hob with extractor hood over, space for American style fridge freezer and pull-out larder. Louvre doors hide away the utility area housing the boiler (new in 2018) a pressurised tank and space for a washing machine and tumble dryer. There are French doors leading out onto the patio and garden.

The lounge to the front of the house is a perfect respite from the main hub with a large box bay window and of course feature fireplace. A further versatile room currently utilised as a home office and music room could easily be a 5th bedroom or formal dining room. The hallway has tiled flooring and an understairs coat cupboard. A modern downstairs shower room completes the downstairs accommodation.

An open and bright staircase leads to a spacious landing. The main bedroom is a really good size with lovely green views out over the tennis courts. A bank of floor to ceiling wardrobes offer ample storage and there is a modern en suite with double length shower.

Three further double bedrooms all with feature fireplaces and a modern fully tiled family bathroom complete the upstairs accommodation. There is a loft hatch leading to a full height loft space should any incoming buyer want to extend into the roof.

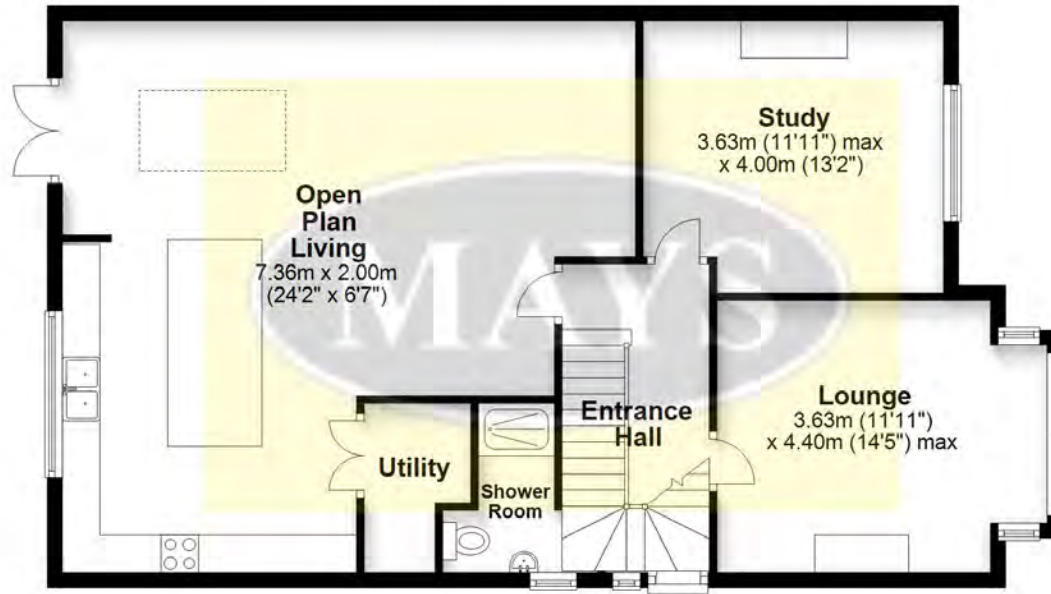
Externally there is block paved parking for three cars to the front of the house. The rear garden is the perfect size and has a patio directly out of the French doors perfect for socialising and al fresco dining. There is a further area of lawn with raised flower beds, closed board fencing and another patio area to the far end of the garden with a detached garage and side access via double gates.

Council Tax Band E



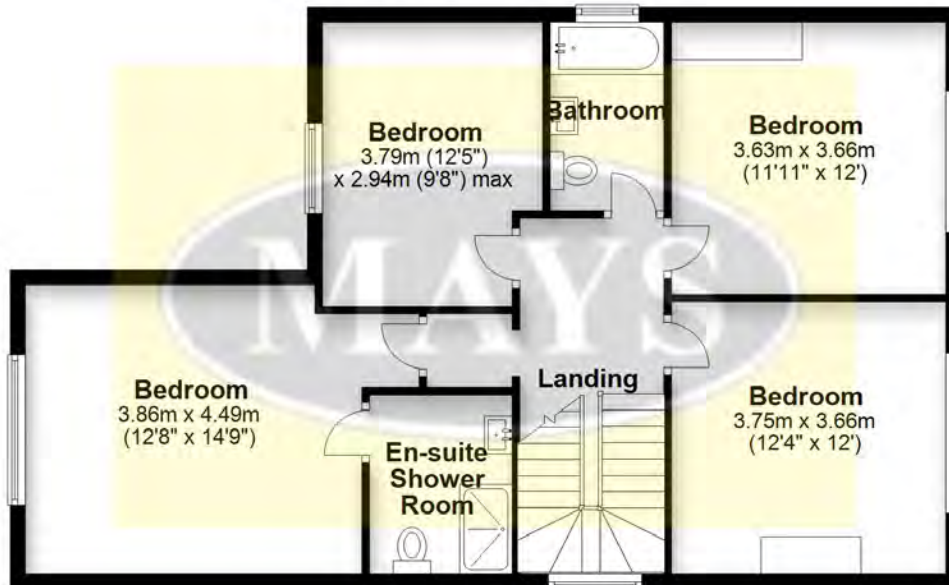
## Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



## First Floor

Approx. 76.9 sq. metres (827.5 sq. feet)



## Garage

Approx. 11.2 sq. metres (120.5 sq. feet)



Total area: approx. 178.6 sq. metres (1922.0 sq. feet)



## About the Location

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Whitecliff Harbourside park. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.



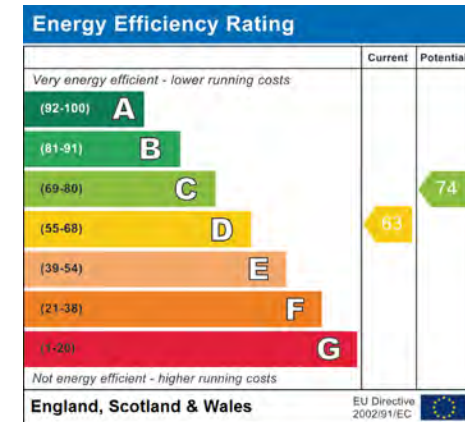
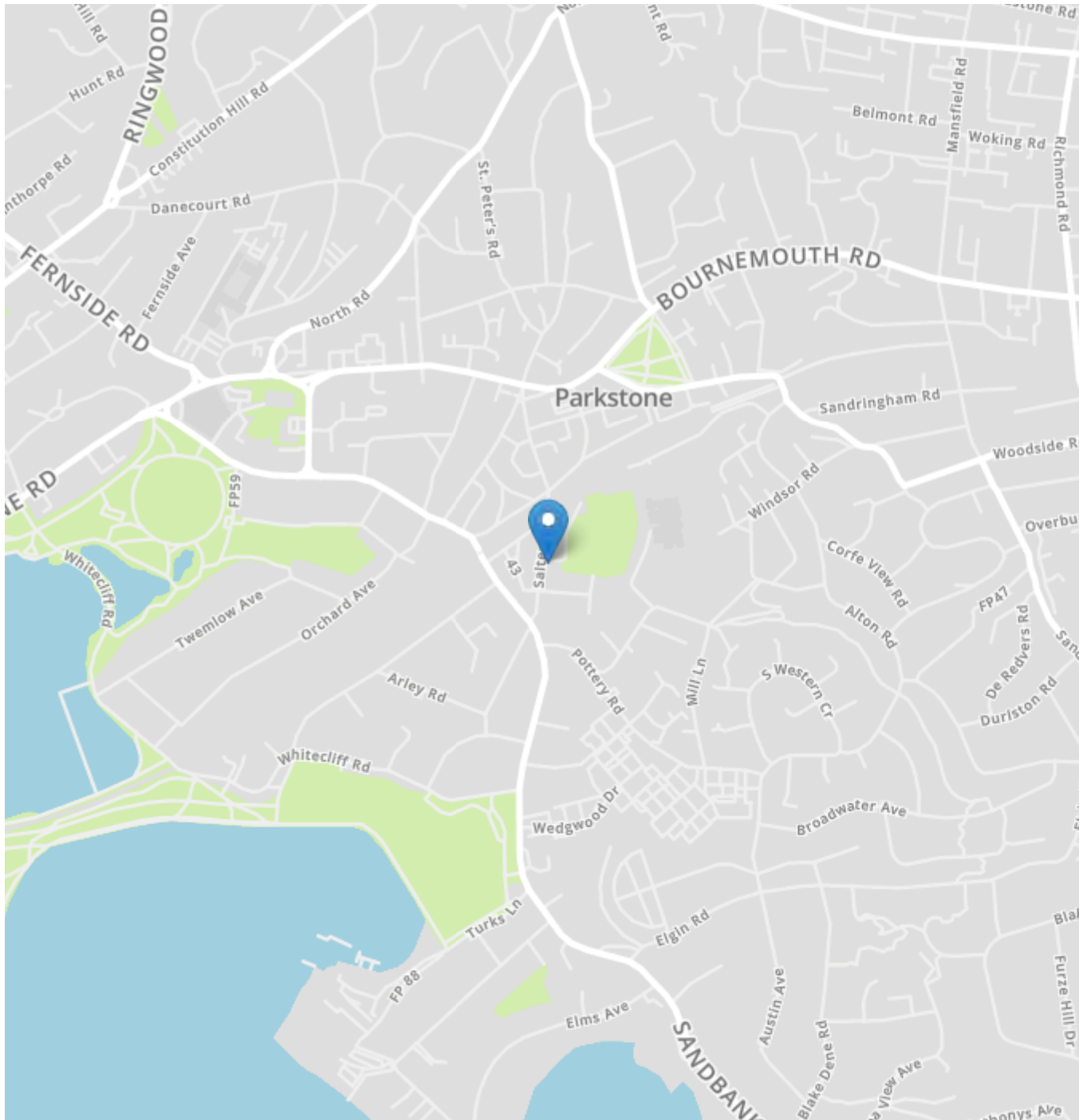
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**New Developments (where applicable)**

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