

Pottery Road, Lower Parkstone, Poole BH14 8RA

Guide Price £650,000 Freehold





Property Summary

A well presented and extended semi-detached four bedroom Victorian home set within the Ashley Cross Conservation Area. Sympathetically modernised and retaining much original charm and character in favoured school catchment.



Key Features

- Four bedrooms
- En-suite shower room
- Family bathroom
- Extended family room
- Private rear garden
- Off road parking
- Favoured school catchment
- Ashley Cross Conservation Area



About the Property

Entrance hall with stripped wood floor and stairs to the first floor. Double doors open into a bright and sunny lounge/dining room. There is a large bay window, a log burner and a range of fitted cabinets and book shelves either side of the chimney breast as well as further understairs storage cupboards. Solid wood flooring throughout.

The kitchen lifestyle room is bright and welcoming with a range of fitted wall and base units, integrated appliances and quartz worktops. There is space for a large dining table and chairs and further provision for sitting room furniture and breakfast bar seating. A large box skylight floods the room with natural light and there are bi-fold doors onto the flagstone patio area, perfect for alfresco dining. A sliding door gives access to a utility area and separate WC with a door to the side access path.

Stairs from the entrance hallway lead to the first floor landing where there is a loft hatch and airing cupboard. Bedroom two and three are to the rear of the property with windows overlooking the rear garden.

The family bathroom has a four piece Victorian period style suite with a roll top free standing bath with claw feet and a separate shower cubicle.

Bedroom one has a walk in bay window to the front elevation, fitted wardrobes and an understairs storage cupboard. There is a modern en-suite shower room.

Paddle stairs lead to the second floor which has a feature brick wall and stripped wood flooring. There are two Velux windows giving plenty of natural light. Currently utilised as a home office it could easily be bedroom four and has an en-suite comprising of a shower cubicle, hand wash basin and wc, also with a Velux window.

The rear garden has a sociable patio area with steps up to a lawned section and a further decked area at the rear with integrated seating. The garden offers a good deal of seclusion with established hedges and fencing. There is a useful log store and small shed.

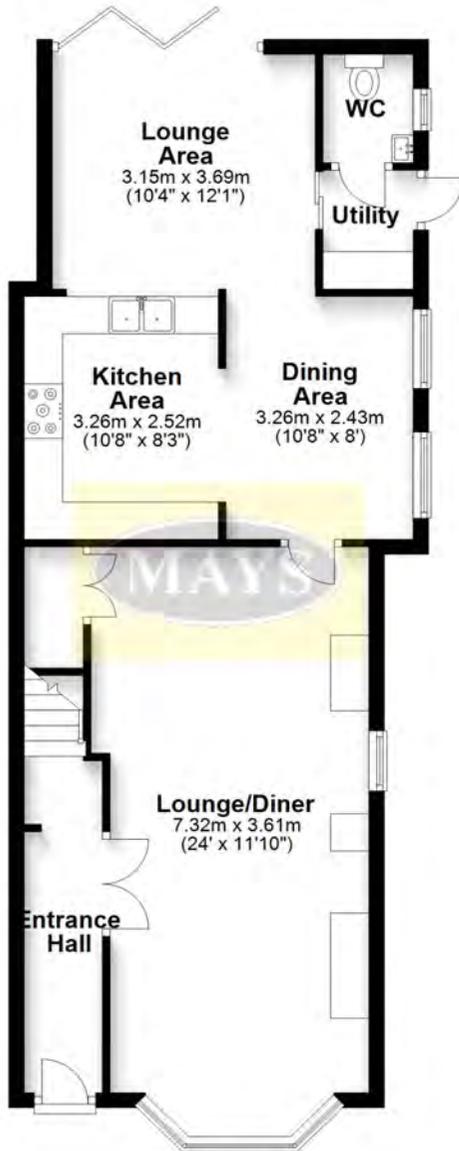
The front of the house has off road parking for two cars and side access gate to the rear of the property.

Council Tax Band D



Ground Floor

Approx. 66.2 sq. metres (712.4 sq. feet)



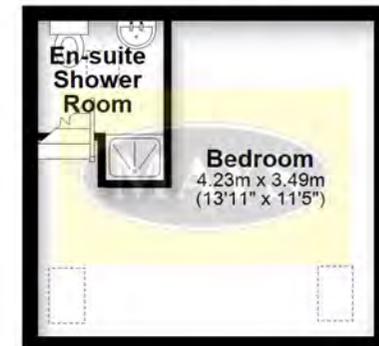
First Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.1 sq. feet)



Total area: approx. 136.1 sq. metres (1465.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside park being in close proximity. There is also a nearby doctors' surgery, chemist and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also in close proximity to Lilliput and Ashley Cross villages.

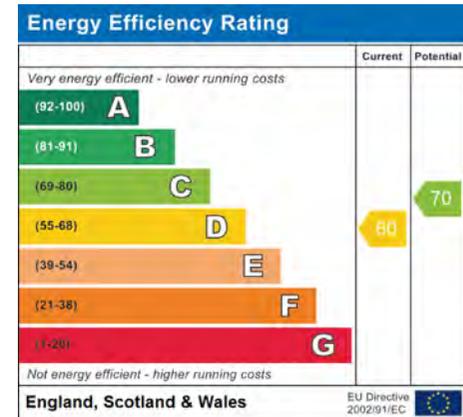
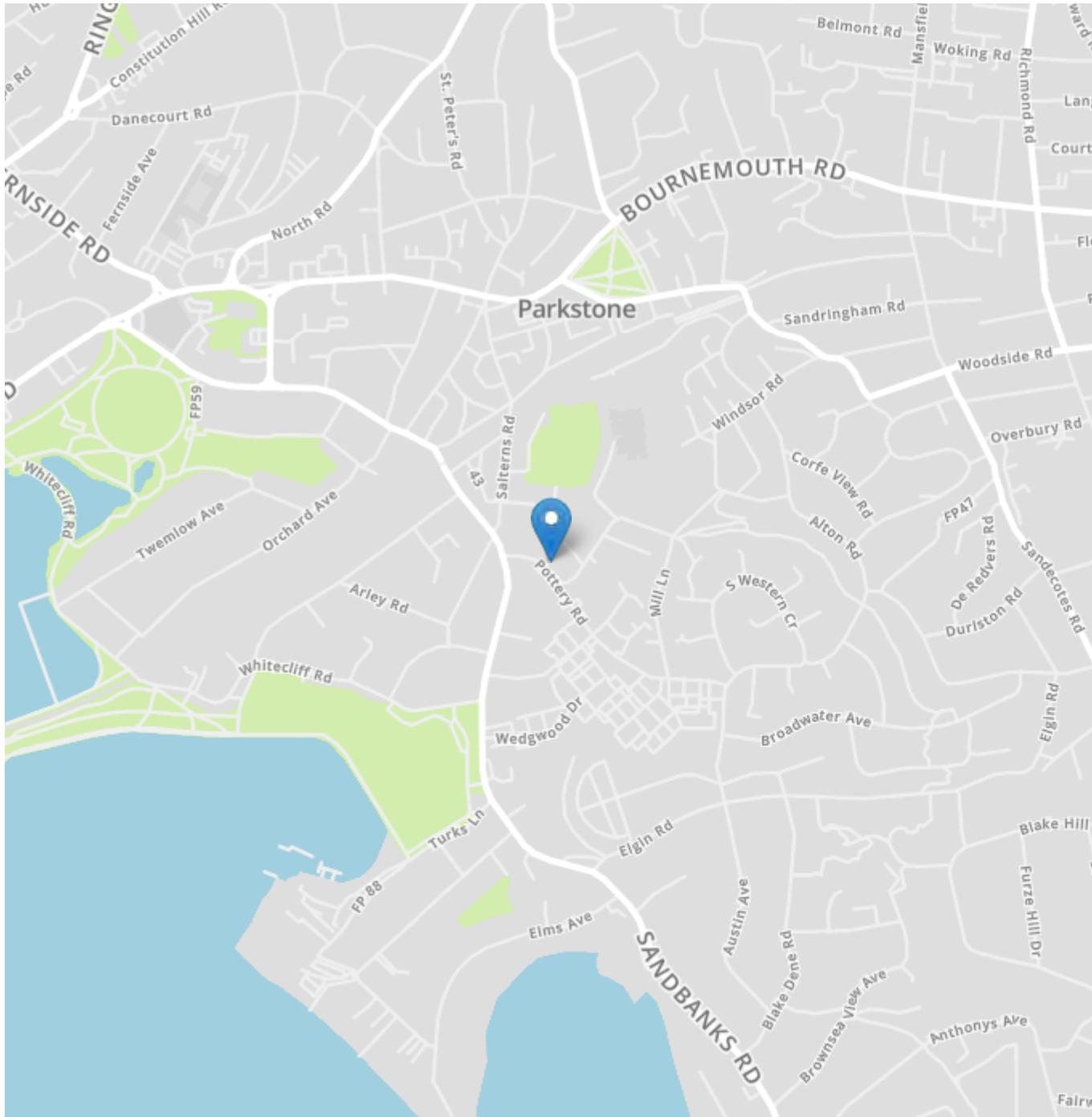


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New Developments (where applicable)

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