

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



41 POTTERY ROAD, PARKSTONE, POOLE, DORSET
, BH14 8RB



ABOUT THIS PROPERTY

£ 7 2 5 , 0 0 0

Large level garden

2 Bedrooms

Family bathroom

Baden Powell and Lilliput
School catchments

Separate outdoor studio /
office with en-suite

Open-plan kitchen / living
room

Off road parking

Council band D: £1,877.17

Freehold

A well presented 2 double bedroom detached chalet bungalow, with large level garden, yoga studio/home office with ensuite, loft room and en-suite shower room. Located within Baden Powell and Lilliput school catchments and within level walking distance of local shops. Under 300m to Whitecliff Park and harbour.

An inviting entrance and covered veranda greet you as you approach the bungalow. The entrance hall leads to the large open-plan living / kitchen space enjoys a delightful double aspect with double doors leading to the rear garden. The kitchen opens into the living space with a lovely wood burner; a door leads to the utility room and second entrance. A family bathroom is shared between the main and second bedroom. The main bedroom also has doors that lead onto the rear garden. Stairs lead to the first floor loft area which is currently used as a bedroom with en-suite shower room and generous eaves storage. From the kitchen, is a covered outdoor dining area with teak decking which leads to a sunny garden with water feature and vegetable patch. At the rear of the garden is a further outbuilding which is fully insulated and benefits from power and light- currently used as a "Man Cave". The yoga studio is self-contained with its own en-suite shower room and log burner and to the side of the house is a covered outdoor kitchen and pizza oven with private seating area providing secure access to the front garden. The studio is currently rented out on Air B&B at high season for £95pn.

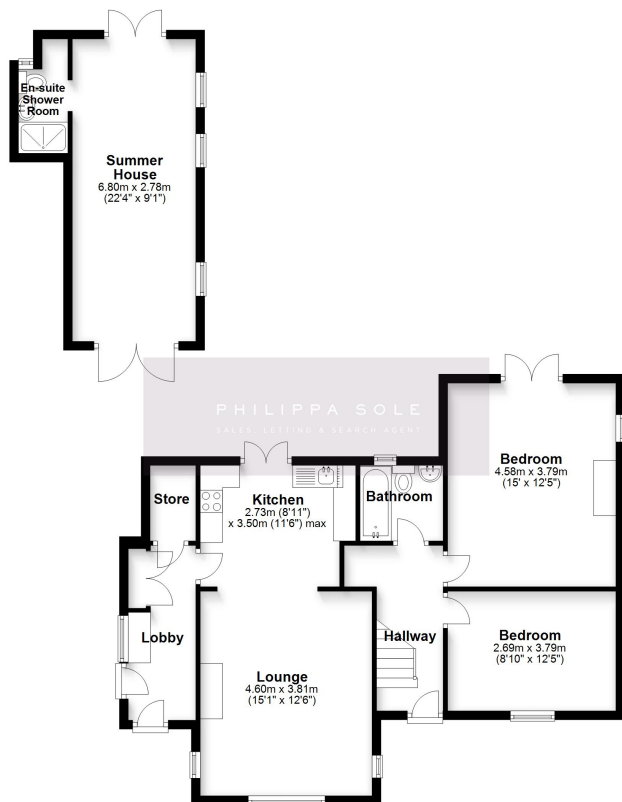
LOCATION

Located in a popular location under 300m from Whitecliff park and harbour. The local shops at Whitecliff offer a post office, butchers, coffee shop and hardware store, whilst an array of restaurants and bars can be found within 25m at Ashley Cross which also has a train station offering a direct line into London Waterloo in under 2 hours.





Ground Floor
Approx. 95.7 sq. metres (1029.9 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.

First Floor
Approx. 31.4 sq. metres (337.6 sq. feet)



Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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