

FOR SALE

11 Torbay Road, Lower Parkstone,
Poole, Dorset BH14 9JQ



PHILIPPA SOLE



£875,000

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Sunny south facing garden

No forward chain

Detached house with 4 bedrooms

2 receptions plus conservatory

Cul-de-sac location

Off street parking + garage

Just under 1800 sq ft

Council Tax Band E: £2,503.40

Freehold

[Click here for virtual tour](#)

About this property

Increasingly sought-after, older style property with well proportioned rooms and plenty of homely character. Decorated throughout 10 years ago and well-maintained since, including a recent new boiler, it is ideal to move into as it is, yet still has scope to modernise somewhat with minimal effort. This 4 bedroom house, with plenty of built-in storage and 3 reception rooms, is situated in a popular secluded cul-de-sac location, perfect for an older couple or family.

This attractive and well proportioned family home offers spacious accommodation and boasts many original features including original wooden flooring, picture rails and stripped wood front door. An inviting entrance hall greets you as you enter the property. The extended kitchen / breakfast room boasts a range of integrated appliances within shaker style units, and a sunny breakfast / informal dining area overlooks the rear garden, which is accessible from this room. Adjacent, is a large living room with access into a centrally heated well maintained conservatory, with direct access onto the private, attractive south facing garden via patio doors. In addition to the living room is a separate second reception / formal dining room large enough to seat 8 comfortably, plus a ground floor cloakroom off the entrance hall. A character staircase turns upwards past a large feature window cleverly positioned to let light in from the east.

On the first floor are 4 bedrooms, 3 of them are spacious doubles boasting plenty of fitted wardrobes. The principle bedroom also has a corner sink and space for a dressing table. The 4th bedroom is perfect as a guest / child's bedroom or home office, as it is currently configured. The family bathroom features both a bath and corner shower.

Many properties on the road have converted the large loft space into additional accommodation and have extended over the garage. The level and south facing rear garden is laid to lawn and to the side is a useful workshop with electricity that adjoins the garage. Set back from the road, the block paved driveway provides off road parking for a couple of cars or boat storage. The property has been well-maintained over the years to include double glazing and a new boiler and is offered with no forward chain.

Location

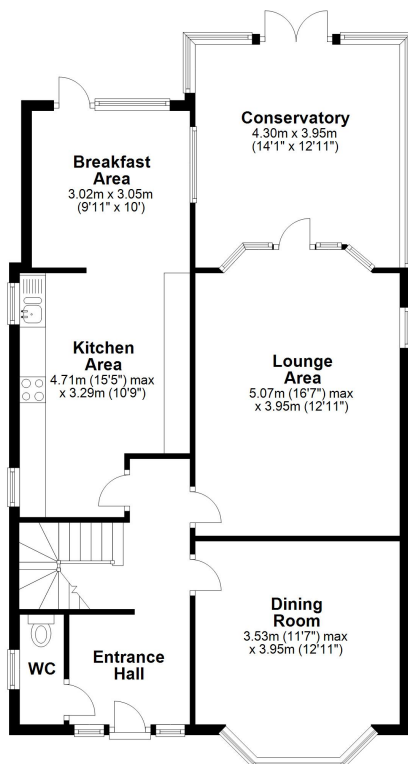
Located in a quiet cul-de-sac within easy walking distance of both Ashley Cross and Penn Hill Village and falling within popular local primary and secondary school catchments. For journeys further afield, the local train station at Parkstone is within 0.6 miles, offering a direct line into London Waterloo in approx 2 hours. There is easy access to local bus routes.





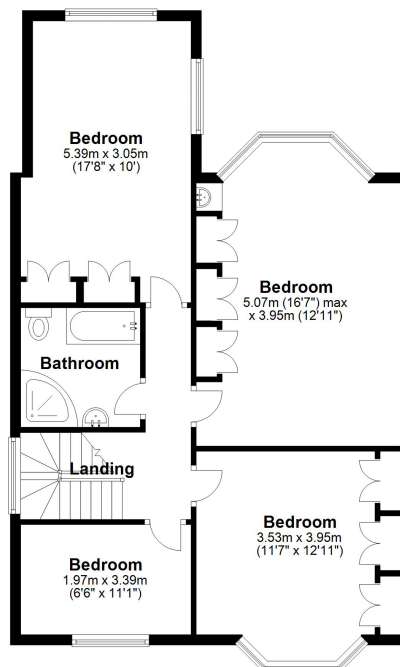
Ground Floor

Approx. 91.5 sq. metres (985.0 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



Total area: approx. 165.4 sq. metres (1780.8 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 misstatement. 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.

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			
		70	79
		England, Scotland & Wales	
		EU Directive 2002/91/EC	

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