

Jennings Road  
Lower Parkstone  
Poole, BH14 8RY



A charming three double bedroom, two bathroom detached family home set back on a substantial plot, with extension potential (STPP) in a highly desired Lower Parkstone location.













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## Situation and Description

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 Canford Cliffs village. 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.

A charming three double bedroom family home with beautifully manicured lawns and deep frontage. This immaculately presented happy home has been occupied by the current owners for in excess of 40 years!

On entry, tasteful details include limestone flooring and glass feature doors with all principal rooms leading off, also a guest WC & shower.

The property offers a fantastic front to back lounge/dining room with feature vaulted ceiling and French doors leading onto a patio terrace and manicured rear lawn. The dining area also gives access to a spacious conservatory offering additional dining options and green garden views.

A modern kitchen is at the centre of this home with integrated appliances, quartz stone worktop, and an optional breakfast area. A snug lounge/sitting room can be accessed via the kitchen or main hallway.

An integral double garage can be accessed via a separate hallway from the kitchen and also offers access to both the front and rear of the property.

Rising to the first floor, sliding doors lead to an open balcony at the front of the property offering a perfect spot to enjoy evening sunsets.

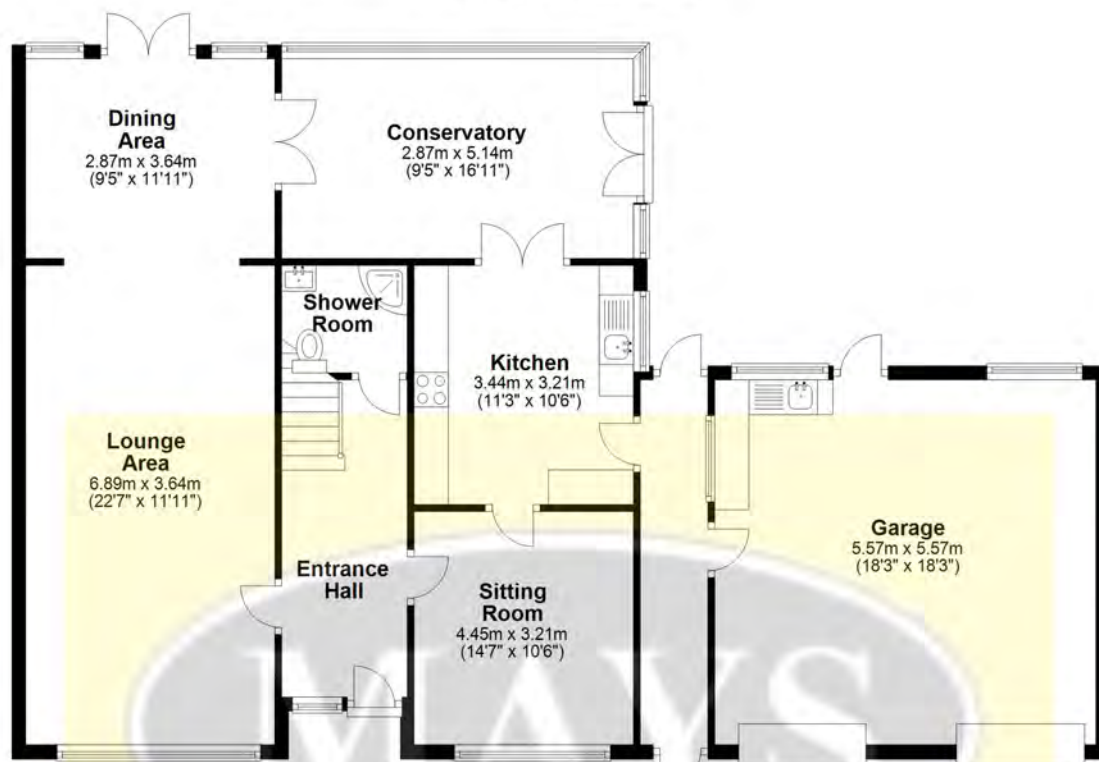
The property has three spacious double bedrooms, with the main and second bedrooms overlooking the landscaped rear garden. All three bedrooms are served by a modern family bathroom.

Externally, the property sits on a substantial plot with deep frontage and immaculately presented front and rear lawns, including various patio dining options and a pleasant summerhouse too.

Substantial plot with deep frontage  
Manicured front & rear lawns  
Integral double garage  
Extension potential (STPP)  
Spacious lounge/dining room  
Conservatory  
Snug lounge/sitting room  
Modern kitchen  
Three double bedrooms  
Modern family bathroom

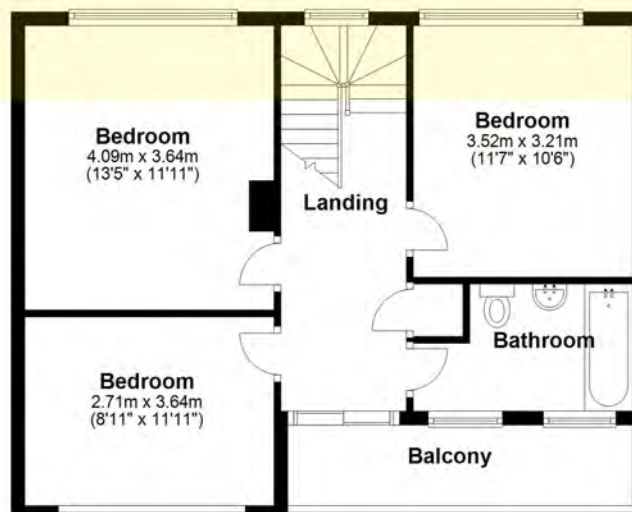
## Ground Floor

Approx. 123.6 sq. metres (1330.0 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 177.5 sq. metres (1910.2 sq. feet)

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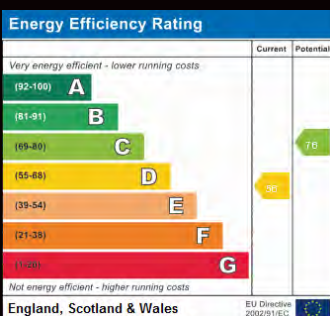
Plan produced using PlanUp.











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#### New Developments (where applicable)

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