



37a Danecourt Road, Lower Parkstone, Poole, Dorset BH14 0PG

£795,000 Freehold

**** OVER 2500 SQ FT (including garage) **** A superb four double bedroom detached residence ideally situated in Lower Parkstone a short walk away from the trendy Ashley Cross with it's array of bars, bistros, shops and amenities. This substantial property presents an ideal family home and viewing is essential to not only appreciate its sought after location but also the spacious and versatile accommodation on offer, which comprises: living room with direct access to a South facing sun terrace, dining room, kitchen/breakfast room, utility room, study/snug, downstairs cloakroom, en-suite bathroom and further bathroom. Externally there is an enclosed rear garden with lawned area and sun patio. To the front driveway provides ample off road parking which in turn lead to a 23' double garage. Steps to a pathway provide access to the entrance at the side of the property. Further features of this impressive property include; fitted wardrobes to all bedrooms and snug/study, breakfast bar to kitchen, feature fireplace to living room, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CoE Juniors.

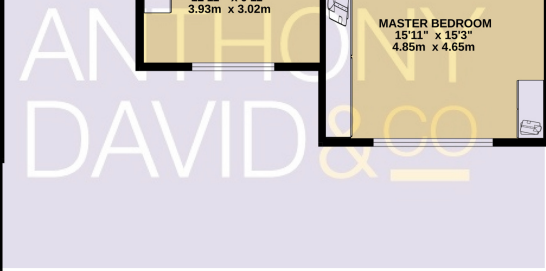
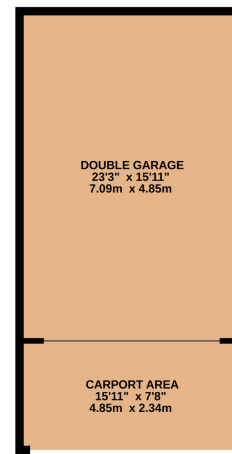
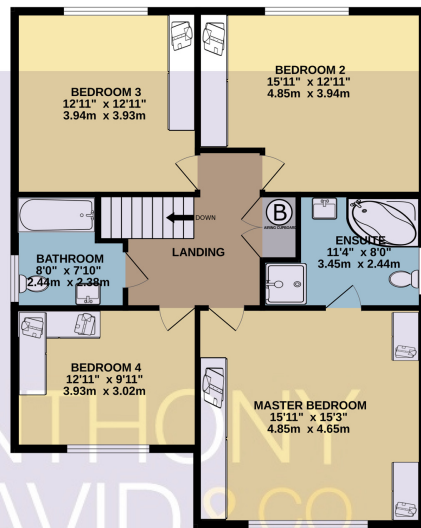
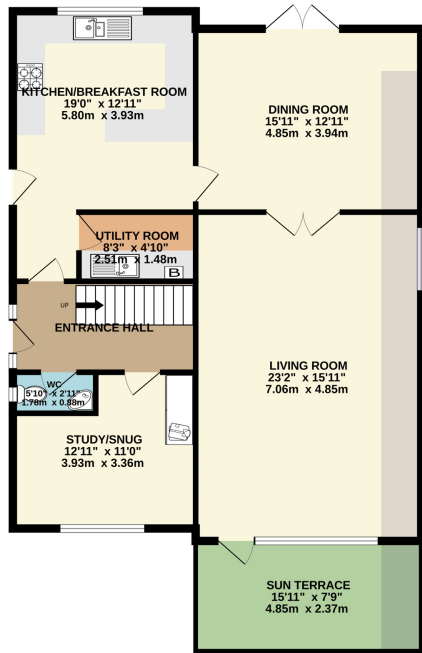
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**ANTHONY
DAVID & CO**

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.

GARAGE
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall Doors to

Living Room 23' 2" x 15' 11" (7.06m x 4.85m)

Sun Terrace 15' 11" x 7' 9" (4.85m x 2.36m)

Dining Room 15' 11" x 12' 11" (4.85m x 3.94m)

Kitchen/Breakfast Room 19' 0" x 12' 11" (5.79m x 3.94m)

Utility Room 8' 3" x 4' 10" (2.51m x 1.47m)

Study/Snug 12' 11" x 11' 0" (3.94m x 3.35m)

Downstairs Cloakroom 5' 10" x 2' 11" (1.78m x 0.89m)

Landing Doors to

Master Bedroom 15' 11" x 15' 2" (4.85m x 4.62m)

En-Suite Bathroom 11' 4" x 8' 0" (3.45m x 2.44m)

Bedroom Two 15' 11" x 12' 11" (4.85m x 3.94m)

Bedroom Three 12' 11" x 12' 11" (3.94m x 3.94m)

Bedroom Four 12' 11" x 9' 11" (3.94m x 3.02m)

Bathroom 8' 0" x 7' 0" (2.44m x 2.13m)

Carport Area 15' 11" x 7' 8" (4.85m x 2.34m)

Garage 23' 3" x 15' 11" (7.09m x 4.85m)

Garden Enclosed

Driveway Ample off road parking

Council Tax Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England, Scotland & Wales		67	77
EU Directive 2002/91/EC			

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.