

North Lodge Road, Penn Hill BH14 9BA

Guide Price £575,000 Freehold

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Property Summary

A fantastic opportunity to acquire a unique three-bedroom detached house with off-street parking. The property is arranged over three levels, with balconies to the front and rear, located within a favoured school catchment area and close to Penn Hill Village.



Key Features

- Modern three-bedroom detached property
- Set over three levels
- Open-plan living/kitchen area
- Utility Room
- Principal bedroom with ensuite & storage
- Two further bedrooms
- Shower Room & separate WC
- Two balconies
- Off-street parking
- Penn Hill location



About the Property

A well-presented modern property set over three levels and located close to Penn Hill Village.

On entering the property, you are welcomed by a spacious entrance hall plus two of the three bedrooms, a shower room and stairs leading up to the first floor.

Located on the first floor is a bright and generously sized open-plan living/modern kitchen area complete with a log burner, for those cosy nights in, and patio doors leading to a balcony for al-fresco entertaining. On this level, there is also a useful utility room and a separate WC.

Stairs rise from the first floor to a large principal bedroom with a luxury ensuite bathroom, a private balcony overlooking the rear of the property, and a large storage/dressing area.

To the front of the property, there is off-street parking for two vehicles and access to an attached storeroom.

An ideal property for a buyer wanting a 'ready to go' freehold property with the benefit of parking, situated moments from local amenities and transport links.

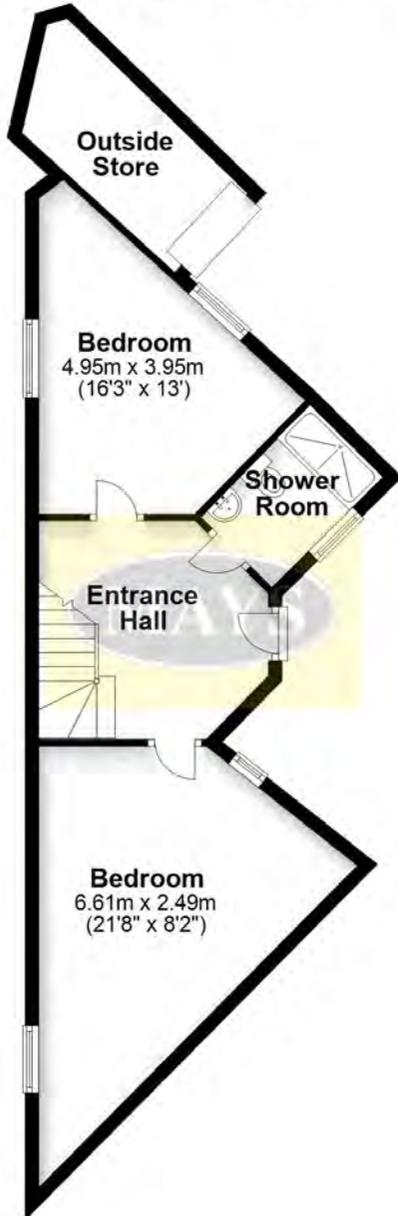
Tenure: Freehold

Council Tax Band: E



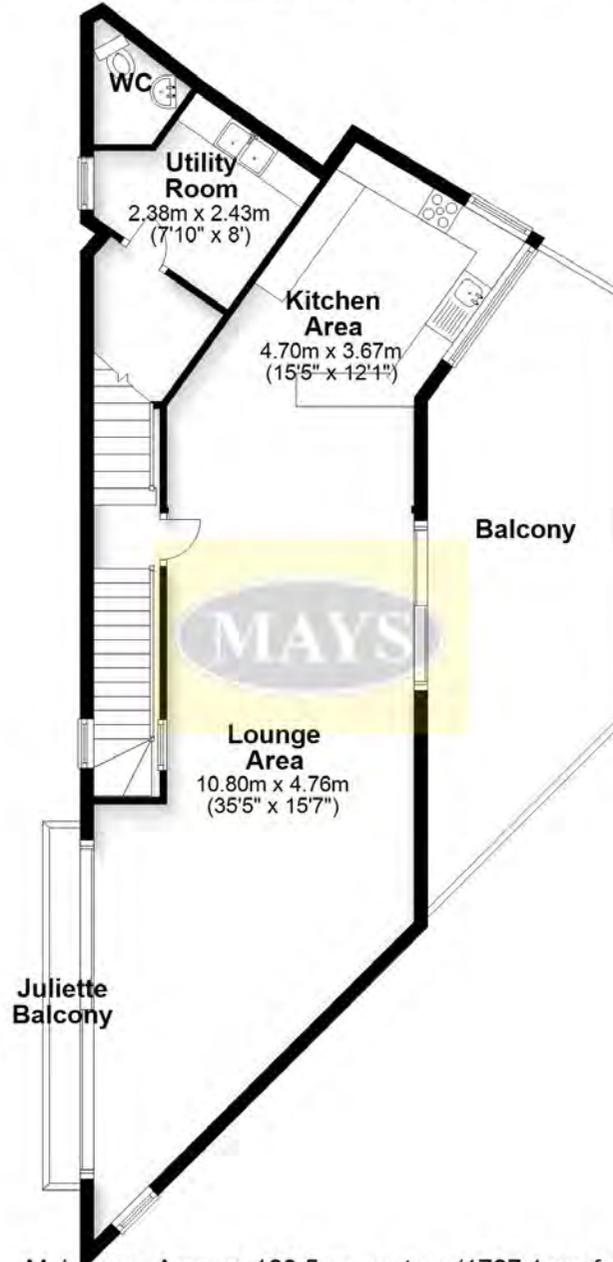
Ground Floor

Main area: approx. 44.8 sq. metres (482.4 sq. feet)
 Plus outbuildings, approx. 5.9 sq. metres (63.3 sq. feet)



First Floor

Main area: approx. 71.3 sq. metres (767.6 sq. feet)
 Plus balconies, approx. 25.8 sq. metres (277.8 sq. feet)

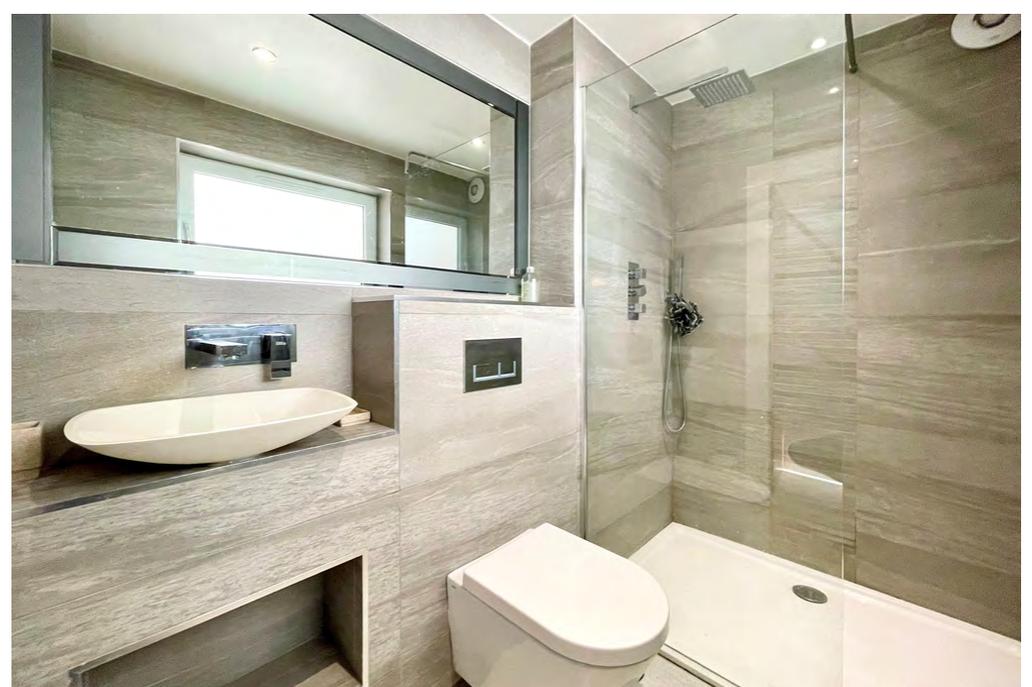


Main area: Approx. 160.5 sq. metres (1727.1 sq. feet)
 Plus outbuildings, approx. 5.9 sq. metres (63.3 sq. feet)
 Plus balconies, approx. 31.8 sq. metres (342.7 sq. feet)

Second Floor

Main area: approx. 44.3 sq. metres (477.2 sq. feet)
 Plus balconies, approx. 6.0 sq. metres (64.9 sq. feet)





About the Location

Penn Hill village enjoys a variety of café bars, restaurants and an interesting collection of specialist shops. This popular location is home to a mixture of character and modern properties, with excellent communications to the town centres of Poole and Bournemouth, as well as the blue flag beaches at Branksome Chine and the world-famous Sandbanks peninsula. Within a short distance from Parkstone railway station with direct links to Southampton and London, this convenient location is ideal for a family home, but also a popular choice for a second home. Penn Hill also lies within a favoured school catchment area.

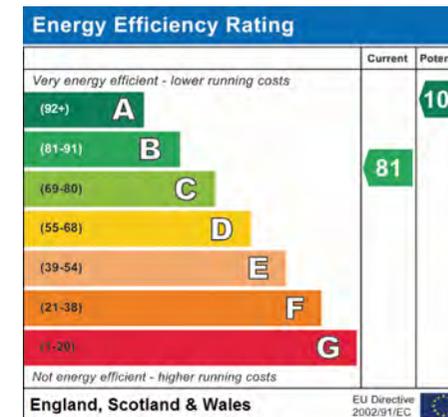
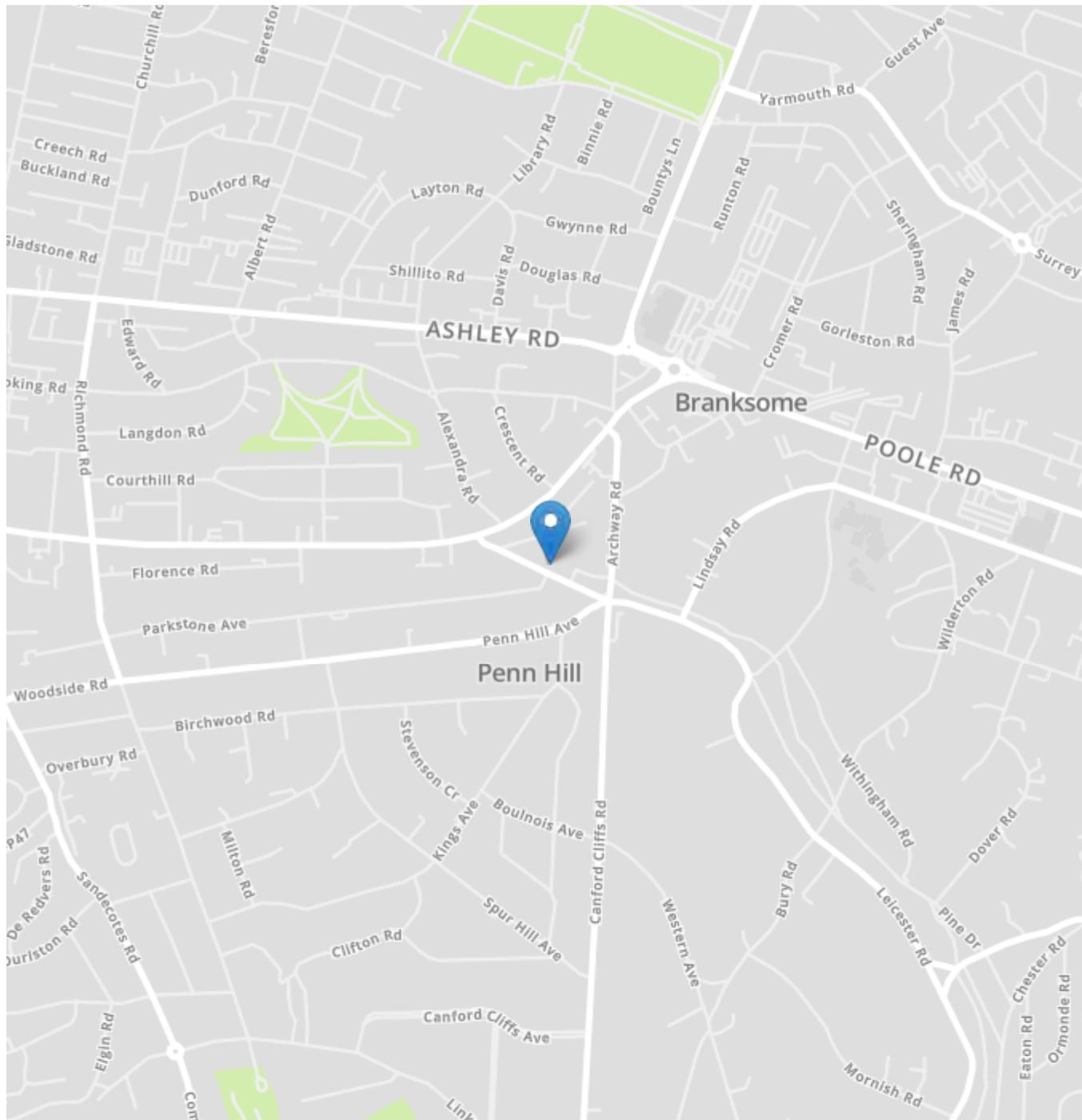


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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