



brown & kay

residential sales

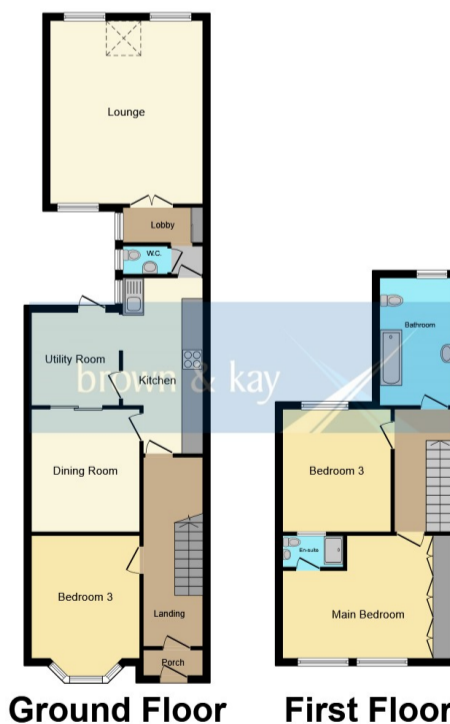
lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

rightmove  
find your happy

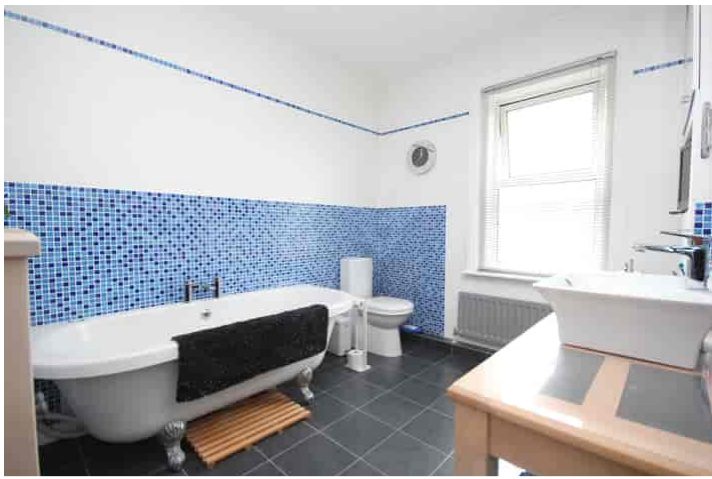
**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995





## 4 Croft Road, PARKSTONE, Dorset BH12 3LD

£460,000

### The Property

Brown and Kay are delighted to market this beautifully presented, semi-detached character property located in the popular residential area of Parkstone. The home affords well arranged accommodation with many features to include a ground floor bedroom three/home office, dining room, fitted kitchen, two first floor bedrooms one with en-suite, and stylish bathroom. A particular feature of this home is the impressive lounge with vaulted ceiling and feature glazing, further enhanced by a delightful garden to the rear.

The property is well located in Parkstone with a range of amenities located along the Ashley Road with schools catering for different ages also accessible. Further afield are the larger town centres of Poole and Bournemouth, both offering a wide range of shopping facilities, and award winning beaches with miles of promenade are also within driving distance.

### ENTRANCE HALL

Stairs to the first floor landing.

### BEDROOM THREE/HOME OFFICE

11' 10" x 11' 1" (3.61m x 3.38m) Currently used as an office with high ceiling and large bay window to the front of the property.

### DINING ROOM

12' 7" x 10' 10" (3.84m x 3.30m) Sliding doors to the utility room.

### UTILITY ROOM

9' 2" x 7' 2" (2.79m x 2.18m) Access to outside, space for a free standing fridge/freezer and tumble dryer.

### KITCHEN

13' 2" x 7' 3" (4.01m x 2.21m) Fitted with a range of white units with contrasting work surfaces, mosaic tiling to walls, access to utility room, space for appliances.

### LOBBY / W.C.

With large useful storage and access to ground floor w.c.

### IMPRESSIVE LOUNGE

17' 1" x 14' 0" (5.21m x 4.27m) An impressive living room with vaulted ceiling and feature glazing and doors opening on to the rear garden, two velux windows allowing ample natural light to flood the room. Tiled floor with underfloor heating together with an air conditioning unit to suit all seasons.

### FIRST FLOOR LANDING

Access to loft with pull down ladder.

### BEDROOM ONE

14' 5" x 13' 1" (4.39m x 3.99m) A generous bedroom with large feature bay window and additional window also to the front aspect, range of fitted wardrobes with further storage over the bed recess, air conditioning unit, door through to en-suite.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c.

### BEDROOM TWO

11' 4" x 9' 8" (3.45m x 2.95m) A good size with window to the rear aspect.

### BATHROOM

Stylish bathroom with suite comprising claw footed bath, wash hand basin and low level w.c.

### FRONT OF PROPERTY

There is parking to the front of the property.

### REAR GARDEN

A particular feature of the home is the delightful rear garden which enjoys a south facing aspect, decking area with steps down to lawn with stepping stones through to further garden area with ornamental pond, greenhouse and shed of which will remain. There is also a large garden room/workshop measuring 6m x 3m, fully insulated with heating, power and light.

### TENURE - FREEHOLD

### COUNCIL TAX - BAND C