

Parish Road,
Poole BH15 2JF

£635,000 Freehold





Property Summary

A superb opportunity to acquire a substantial four-bedroom detached home positioned on a private road of just four other homes. The property enjoys a quiet location at the end of a no-through-road and presents versatile accommodation which would suit both families or downsizers looking for a discreetly located home, moments from shopping and recreational facilities and the open waterside surroundings of Poole Park.



Key Features

- Living Room with doors opening to garden
- Kitchen/dining room with separate utility
- Study
- Ground floor guest bedroom with ensuite
- Three further bedrooms
- Two bathrooms
- Gated Driveway
- Double garage
- Landscaped rear garden
- Private Road location



About the Property

On entering the property there is a welcoming hallway which is positioned between the ground floor and first floor. Low rise stairs lead to both the ground floor and first floor, and the open nature of the hallway creates a feeling of light and space.

The ground floor hallway leads to the living room which is a lovely room with doors opening to the garden. The kitchen/dining room also has doors opening to the garden and is fitted with a comprehensive range of base and wall units with integrated appliances. A sensibly positioned utility room leads from the kitchen and has the added benefit of a courtesy door to outside. Another flexible reception room could be used as a generous study.

There is also a ground floor guest bedroom with an ensuite shower room which could prove ideal for relatives or guests to enjoy extended stays. There is a bathroom located on this level which is conveniently located for another one of the bedrooms that is situated on the entry level.

The principal bedroom is located on the first floor and approaches 22ft in length. A central bathroom with double shower and bath serves both the principal bedroom and a further double bedroom.

Outside, the property has a gated approach leading to a block paved driveway that provides plentiful parking for numerous vehicles. This leads to a double garage, measuring approximately 5.5m long by 4.5m wide, with up and over door.

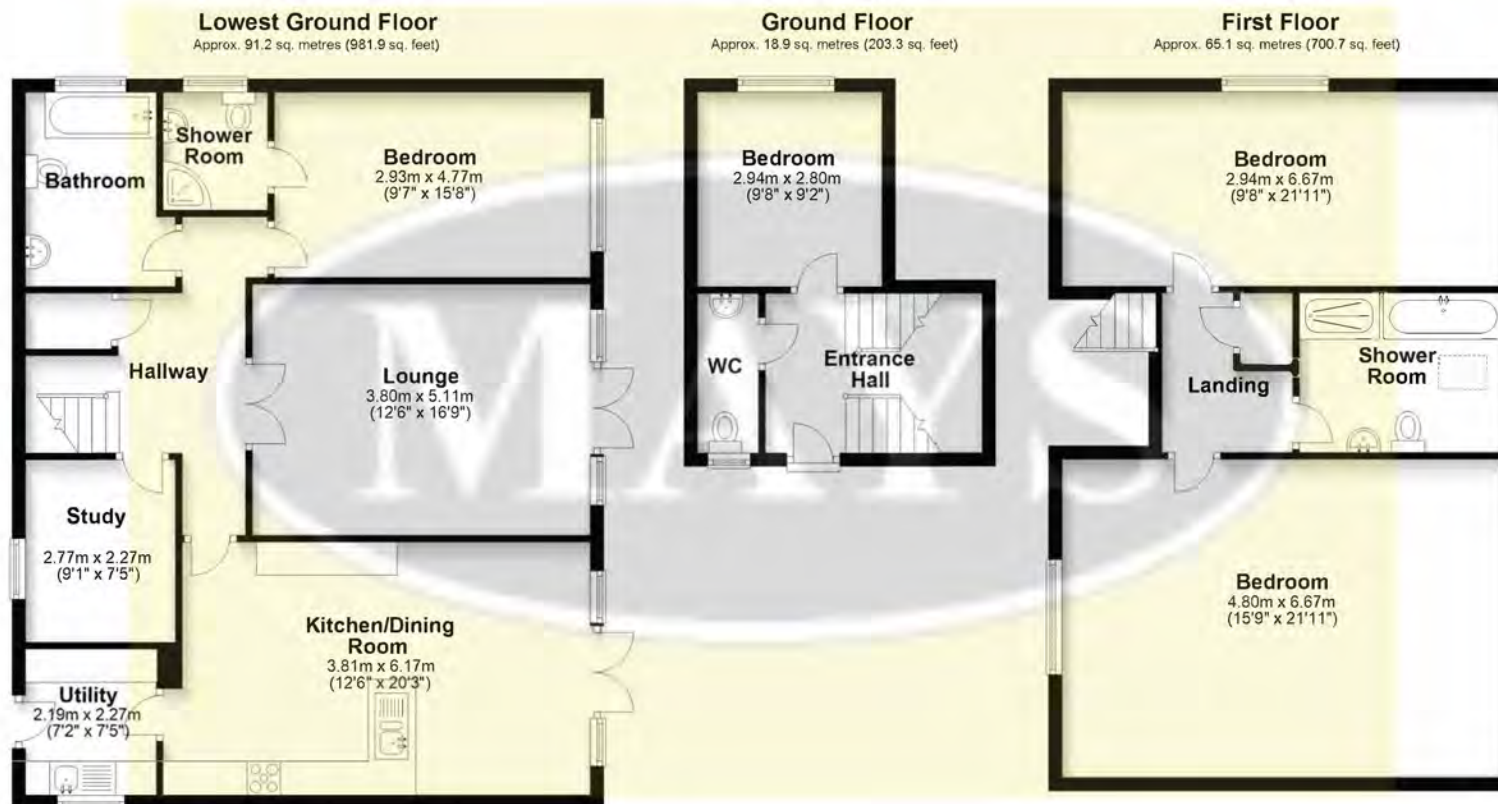
The main garden of the property has a large, paved patio area and is majority laid to lawn. There are mature surrounding shrubs to the majority of the curtilage which provide a leafy backdrop to the gardens.

We feel this is a superb property with an unique layout that could prove ideal for many buyers but to appreciate the overall sense of space and light and the private nature of this home – viewing is a must.

Tenure: Freehold

Council Tax Band: E





Total area: approx. 175.2 sq. metres (1885.9 sq. feet)

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Plan produced using PlanUp.



About the Location

Poole Park boasts a boating lake, café and waterfront restaurant and is home to all manner of migratory wading birds and water fowl. The area is particularly popular with families, as it falls within the catchment areas of Lilliput First and Baden Powell middle schools and is within an easy walk of Poole town centre, Baiter Park and Whitecliff Park. Nearby Whitecliff offers a popular shopping parade with a convenience store, and the world renowned Sandbanks peninsula is just a short drive away.

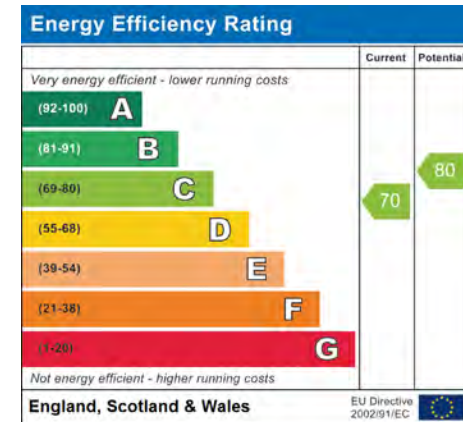
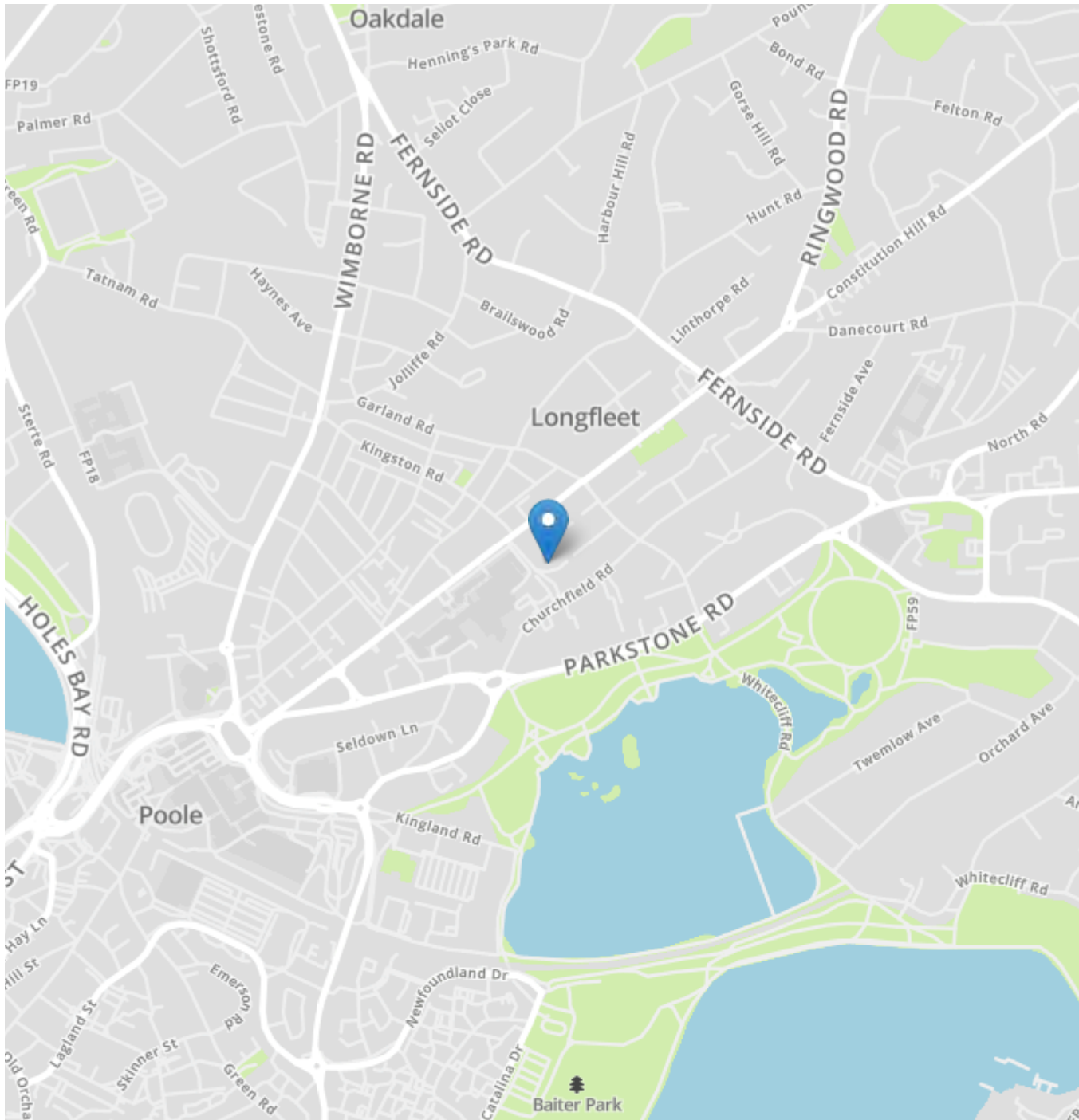


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New Developments (where applicable)

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