

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
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58 ST OSMUNDS ROAD, POOLE, DORSET, BH14  
9JX



## ABOUT THIS PROPERTY

£ 7 6 5 , 0 0 0

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4 bedroom family home

2 en-suite

Family bathroom

Kitchen breakfast room

2 reception rooms

Open fire

Strip wood flooring

South westerly rear garden

Band E: £2052.07

Freehold

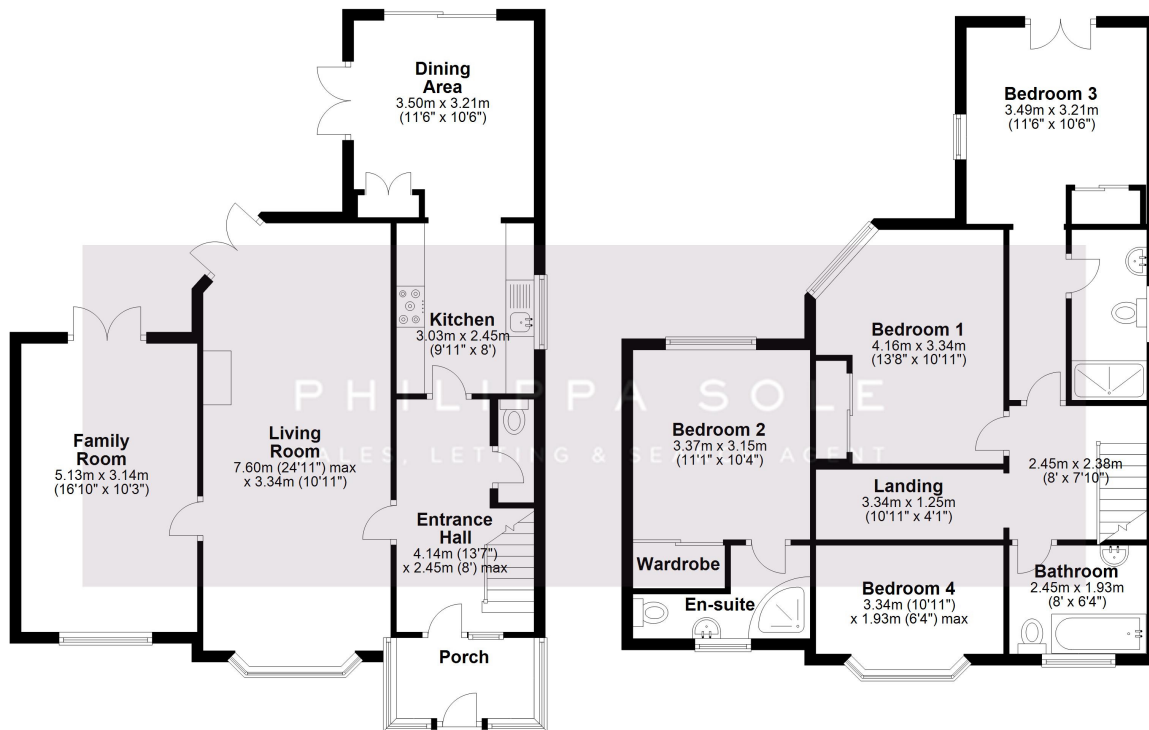
A beautifully presented 4 bedroom detached house offering spacious family accommodation over two floors with a choice of two reception rooms, kitchen breakfast room, two ensuite bedrooms, family bathroom and south westerly facing garden. Offering strip wood flooring and an open fire, this delightful family home is located in the heart of Lower Parkstone.

A welcoming entrance hall with strip wood flooring greets you as you enter this family home. To the left is a formal sitting room with feature bay windows and an open fire which in turn leads to a formal dining room / snug with double doors leading on to the garden. The strip wood flooring continues through the hallway into the kitchen breakfast room which has been extended to create a comfortable dining area with bifold doors leading on to the garden. The modern shaker kitchen has an integral fridge freezer, dishwasher, water softener and washing machine while there is additional cupboard storage cleverly located in the hall way next to the cloakroom. On the first floor is a master bedroom with a range of fitted wardrobes and a Juliet balcony and ensuite shower room. The second and third bedroom also have fitted wardrobes with the second bedroom boasting a modern ensuite shower room. The third and fourth bedroom share the family bathroom. Outside is a sunny, level garden with a decked area leading directly from the kitchen to a private patio area which enjoys the afternoon sun. To the rear is a summer house offering useful storage while the front driveway benefits from off-road parking.

## LOCATION

Located in the heart of Lower Parkstone, within 200m of the championship Parkstone Golf Course. The local shops at Penn Hill and Ashley Cross are within easy reach. The local station at Ashely Cross offers a direct line into London Waterloo in under two hours and the shores of Poole harbour are approximately 2 miles away.





Total area: approx. 147.5 sq. metres (1587.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

### Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(56 to 68)	D		
(39 to 54)	E	49	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			

England, Wales & N.Ireland

EU Directive 2002/91/EC

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