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28 FRANKLAND CRESCENT, POOLE, DORSET,
BH14 9PX



ABOUT THIS PROPERTY

£ 8 4 9 , 9 5 0

4 bedroom family home

Fully refurbished throughout

Walking distance to Penn Hill Village and Parkstone Golf Course

En-suite bathroom to master

Large open plan living area

Utility room

Contemporary kitchen

Band E: £2257.37

Freehold

[Click here for virtual tour](#)

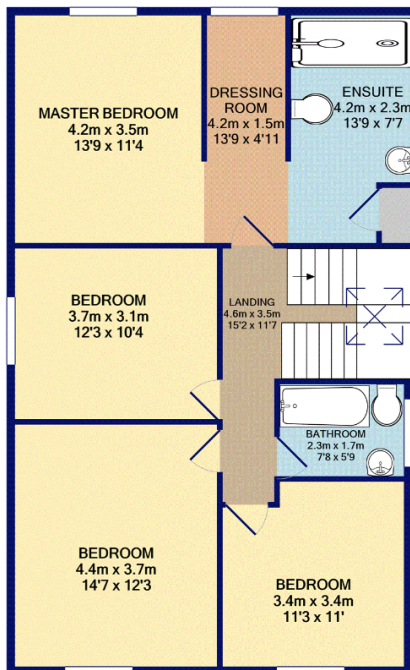
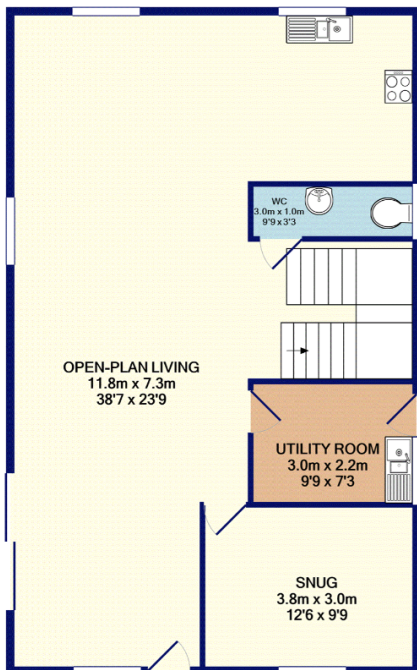
A beautifully fully remodelled and refurbished 4 bedroom detached house. Contemporary open-plan living area with stunning kitchen, utility room, luxury en-suite family bathroom to master. Large sunny terrace and garden, off-road parking, garage and large underground storage area. Located in a quiet cul-de sac location. Offered with vacant possession.

An impressive open-plan living space greets you as you enter the property. The large open-plan living / dining space with beautiful wood effect floor is laid throughout the main living space. Double doors lead onto a sunny patio area. The modern fitted kitchen is beautifully appointed with a range of integral appliances and stone effect worktop. A separate utility provides useful additional accommodation. A further reception room could be used as a snug or separate office. There is also a ground floor cloakroom. On the first floor are four double bedrooms. The master bedroom has a dressing room and opens into the luxury en-suite, while there is an additional family bathroom. Outside, a block paved driveway provides off-road parking for several cars and leads to a detached garage with up and over electric door. The garden wraps around the property with a patio area which enjoys the evening sun. A few steps lead to a raised patio adjacent to the living room. The property also benefits from a large underground storage area to the rear allowing plenty of room for bikes, paddle boards and gardening equipment.

LOCATION

Located in an enviable position within a quiet cul-de sac on Franklin Crescent. Within 965 metres from the shops and restaurants of Penn Hill. The local shores of Poole harbour are approximately 1.8 miles away whilst the local train station at Branksome offers a direct line into London Waterloo in under two hours.





TOTAL APPROX. FLOOR AREA 169.7 SQ.M. (1827 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		82
(55 to 68)	D		71
(39 to 54)	E		
(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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