

31 Kingsbridge Road, Lower Parkstone, Poole, BH14 8TL
Offers Over £650,000

**** OFFERED WITH NO FORWARD CHAIN **** A CHARMING CHARACTER STYLE HOME ARRANGED OVER THREE FLOORS ** Link Homes are delighted to offer this spectacular four-bedroom semi-detached house situated in the much desired Lower Parkstone, Poole location. Arranged over three floors with no expenses spared. This character style home offers an array of fine features, few of which includes a spacious dining room with a fully functioning original fireplace, a luxury open plan kitchen area with underfloor heating, bespoke built-in office furniture in bedroom four, a separate living room with a log burner, a water softener, a split level landscaped garden with non-slip decking, ample storage space throughout, three bathrooms including two en-suite shower rooms to bedrooms one and two, a downstairs WC, off road parking for multiple vehicles and over 2000 square feet of living accommodation. An internal viewing is an absolute must to appreciate this picturesque family home being offered.

Kingsbridge Road sits centrally between the popular areas of Penn Hill and Ashley Cross where you can find a range of bars, cafes, restaurants, Beauty & Hair Salons, restaurants, The Post office and many more. Parkstone train station is approximately just 0.4 miles away so just a short walk. The property sits in the catchment for Courthill and Baden Powell schools which are highly in demand in the area. Bournemouth's seven miles long of award-winning sandy beaches are also close by along with Bournemouth and Poole Town Centres which are only a short drive away.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Original front door to the side aspect opening onto the side walkway area, smooth set ceiling with ornate coving, smoke alarm, built-in coconut matt, Kamdean flooring, radiator, the staircase to the first floor with two under the stair's storage cupboards and W/C.

Downstairs W/C

Smooth set ceiling, downlights, Kamdean flooring, part tiled walls, a toilet and sink with under cupboards.

Living Room

Smooth set ceiling with ornate coving, ceiling light, UPVC double glazed bay windows to the front aspect overlooking the driveway, Kamdean flooring, feature radiator, log-burner, built-in cupboards and shelving power points and a television point.

Dining Room

Smooth set ceiling with ornate coving, ceiling lights, UPVC double glazed bay windows to the side aspect overlooking the side walkway, Kamdean flooring, original fireplace, feature radiator and power points.

Kitchen/Diner

Coved and smooth set ceiling, downlights, dual aspect UPVC double glazed windows to the side and rear overlooking the side walkway and garden. UPVC double glazed French doors to the rear aspect opening onto the garden, porcelain tiled flooring, space for an American sized fridge/freezer, wall and base fitted soft closing units, one and a half bowl sink with drainer, space for a washing machine, space for a double sized oven, with stainless steel splash back and extractor fan above, integrated dishwasher, island in the middle with in-built wine racks, an airing cupboard with the consumer unit and the 'Glow Worm' single cylinder boiler enclosed, underfloor heating, additional cupboard with the water softener enclosed.

First Floor

Landing

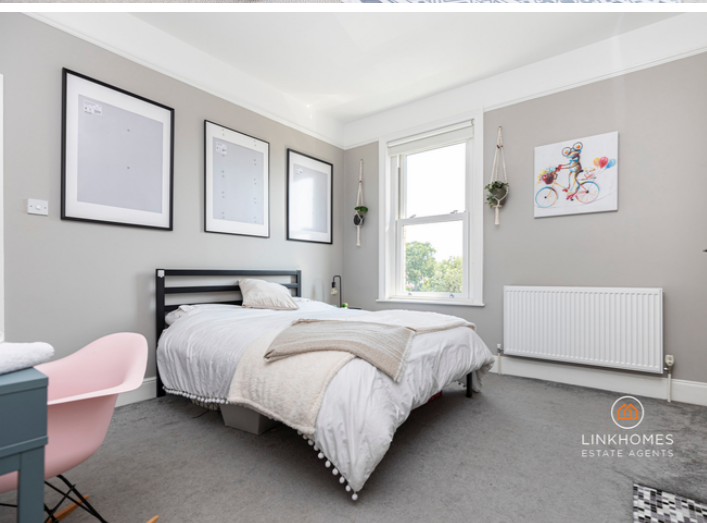
Smooth set ceiling, ceiling lights, smoke alarm, carpeted flooring, in-built shelving, a storage cupboard and staircases to the ground and second floor.

Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed bay windows to the front aspect overlooking the driveway, carpeted flooring, feature fireplace, two in-built wardrobes, power points radiator and an en-suite shower room.

En-Suite Shower Room

Smooth set ceiling, ceiling lights, extractor fan, UPVC double glazed windows to the side aspect overlooking the side walkway, tiled flooring, part tiled walls, stainless steel heated towel rail, pedestal sink, toilet, wall mounted cupboards with front mirrored doors and a double enclosed shower.



Bedroom Two

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the side aspect overlooking the side walkway, carpeted flooring, feature fireplace, radiator, power points and an en-suite shower room.

En-Suite Shower Room

Smooth set ceiling, downlights, UPVC double glazed frosted windows to the rear aspect, tiled flooring, part tiled walls, a toilet, sink with an under cupboard, heated towel rail, a double enclosed rainfall shower and an extractor fan.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed bay windows to the side aspect overlooking the side walkway, built-in wardrobes, feature fireplace, carpeted flooring and power points.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted windows to the rear aspect, tiled flooring, part panelled walls, feature bathtub, pedestal sink, a toilet and a feature radiator.



Second Floor

Bedroom Four/ Home Office

Coved ceiling, ceiling lights, double glazed Velux window, carpeted flooring, radiator, power points, built-in desks/ shelving and the staircase to the first floor. A built-in wardrobe with downlights, shelving, carpeted flooring and eves storage. There is also additional loft space with a hot water tank enclosed.

Outside

Garden

Split level with a raised decking area and glass balustrades, two outside power points (four sockets in total), artificial grass, patio area, side gated access, a hot water tap for the dog and an outside water tap.



Driveway

Laid to gravel with space for multiple vehicles and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: E - Approximately £2,503.40

Stamp Duty

First Time Buyer: £20,000
Moving Home: £20,000
Additional Property: £39,500

