

FOR SALE

44 Frankland Crescent, Poole,
Dorset BH14 9PX



PHILIPPA SOLE



£1,100,000

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Character detached house

4 double bedrooms

Living room

Second reception room/ dining room

Log burner

Utility room

Large loft

Level rear garden

Freehold

About this property

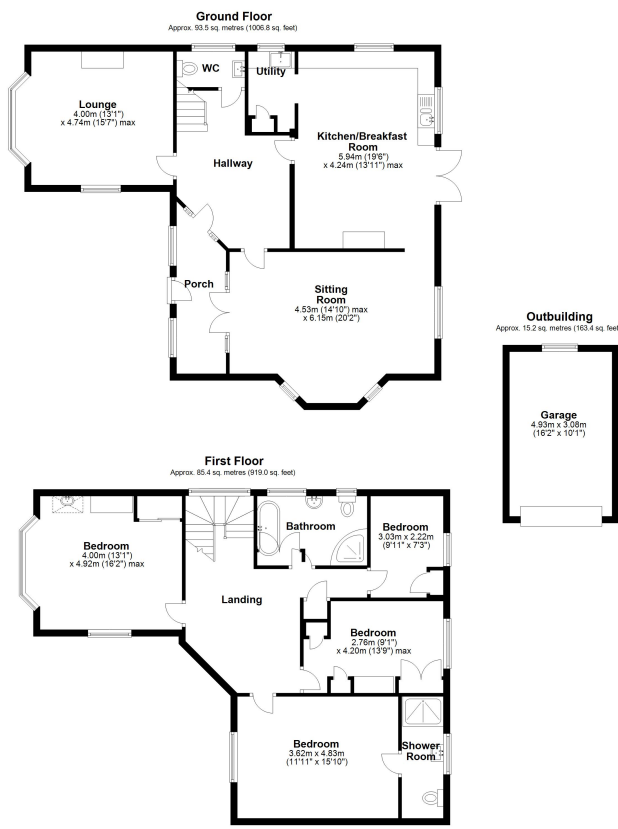
A charming four bedroom detached home boasting versatile accommodation over two floors. Including modern kitchen / breakfast room with utility, formal living room with log burner, second sitting room, en-suite to main bedroom, level garden and garage. The property has been refurbished in recent years whilst retaining the character of the property and including many features such as strip wood flooring, plantation shutters and large reception hall and landing. The property is offered with no forward chain perfect for a new family home or for an investment to capitalise on the local AirBnb market.

This delightful character home has been refurbished in recent years, retaining many of the original features you would expect from a property of this period. The entrance porch has been extended and enclosed to include a useful sitting area / boot room. The original front door opens to an impressive entrance hall with stripped wood flooring. The fitted kitchen combines pale grey units with stone worktops and slate flooring. A notable feature is the free standing solid fuel Esse, which doubles up as a second oven for entertaining or a log burner for a cosy kitchen supper. A separate utility houses the boiler, washing machine and tumble dryer along with a pressurised water unit. The ground floor features the main living room with its inglenook log burner, as well as a second reception room / formal dining room, also featuring a log burner. There is a ground floor cloakroom for convenience. The first floor landing is exceptionally large, giving the house a feeling of space. The main bedroom has its own en-suite with the remaining three bedrooms sharing the family bathroom. A secret door hides a permanent staircase leading to the large loft space which could be converted, subject to planning, into additional accommodation. From the kitchen, a door provides access to the patio area and level garden which is laid to lawn. A block paved driveway provides off-road parking and leads to a garage. Tucked behind this is a useful storage shed. The property has historically operated very successfully as an AirBnb so presents a lucrative investment opportunity as well as a family home.

Location

Located in a quiet crescent, yet within an easy walk of the ever-increasingly desirable Penn Hill with its popular selection of cafes, restaurants, bars, retail and convenience shops. The local train station at Branksome provides a direct line into London Waterloo in just less than 2 hours.





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 misstatement. Dimensions shown are to the nearest 75mm (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 (T: 01202 550000). Plan produced using PlanIt.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | 78 |
| (56 to 68) | D | 59 | |
| (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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