

Frankland Crescent, Lower Parkstone BH14 9PX

Guide Price £900,000 Freehold

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Property Summary

A truly deceptive detached home with some 2,400 sq/ft of superbly designed accommodation, set on a quiet tree lined crescent moments from Parkstone Golf Club and Canford Cliffs Village. The considered layout of the property presents a large kitchen/dining room which opens to a sunny living room, and this sense of space is also echoed in the impressive reception hallway. Four double bedrooms, three bathrooms, a large utility/boot room and a home office/snug further complement the generous accommodation. The property is situated on a west-facing plot that offers a carriage driveway and garage to the front and a private west-facing garden to the rear.

Key Features

- Impressive reception hallway
- Living room with dual bay windows
- Large kitchen and dining room opening to the garden
- Home office/snug
- Generous utility/boot room
- Four double bedrooms (main with ensuite)
- Two further bathrooms
- Garage and off-street parking
- Private West facing rear garden and South facing patio

About the Location

The property is superbly positioned on a quiet tree lined road, moments from the amenities of Canford Cliffs Village, and the vibrant café culture of Ashley Cross. Award winning sandy beaches and the open water of Poole Harbour are both within easy reach, and the renowned 18-hole Parkstone Golf Course is just a few minutes' walk from the property. The location also falls within highly sought after school catchments and the area is further enhanced by the mainline rail station at Parkstone which connects to London Waterloo. With so much to offer, we feel the situation of this home fully embraces the very best of life in our area.





About the Property

As soon as you enter the property, you get an immediate sense of the impressive size of the accommodation with a large reception hallway setting the scene. The hallway leads to a light and bright south-facing living room and double doors afford access to the open-plan kitchen and dining area which is perfectly located for entertaining. The modern kitchen is fitted with a comprehensive range of units and appliances and double doors open from the dining area to the garden.

Day to day life is easily tackled in the vast utility room which has the benefit of a courtesy door to the side of the property and home workers are easily catered for in the large home office/snug which overlooks the rear garden. A fourth bedroom (currently in use as a reception room) is located on the ground floor and this has independent use of a four-piece bathroom (also located on the ground floor) which could be ideal for guests or older relatives visiting for extended stays.

The principal bedroom has cathedral-style windows with double doors opening to a Juliet balcony and this bedroom has a private four-piece ensuite bathroom. There are two further large double bedrooms on this level (one of which also enjoys a Juliet balcony) and these in turn are serviced by a family bathroom.

To the front of the property, there is a carriage driveway that provides off-street parking for numerous vehicles and leads to a garage. Gated side access leads to the rear garden which has been landscaped with various patio areas. The main garden is surrounded by mature planting and established trees which form a wonderful backdrop that changes throughout the seasons.

Tenure: Freehold Local Authority: BCP Council Tax: E
Utilities: Mains Electricity, Gas, Water & Sewerage
Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

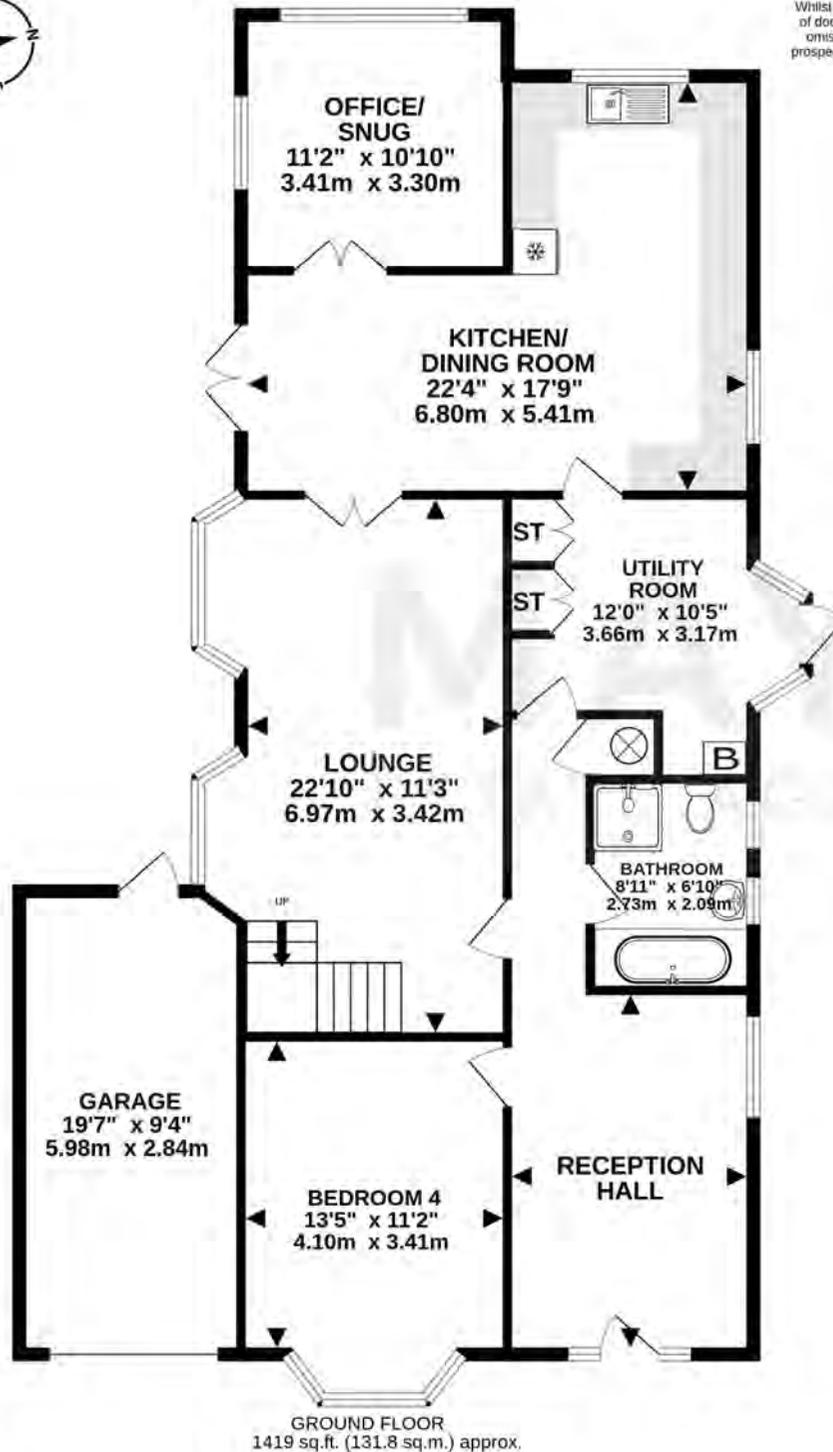


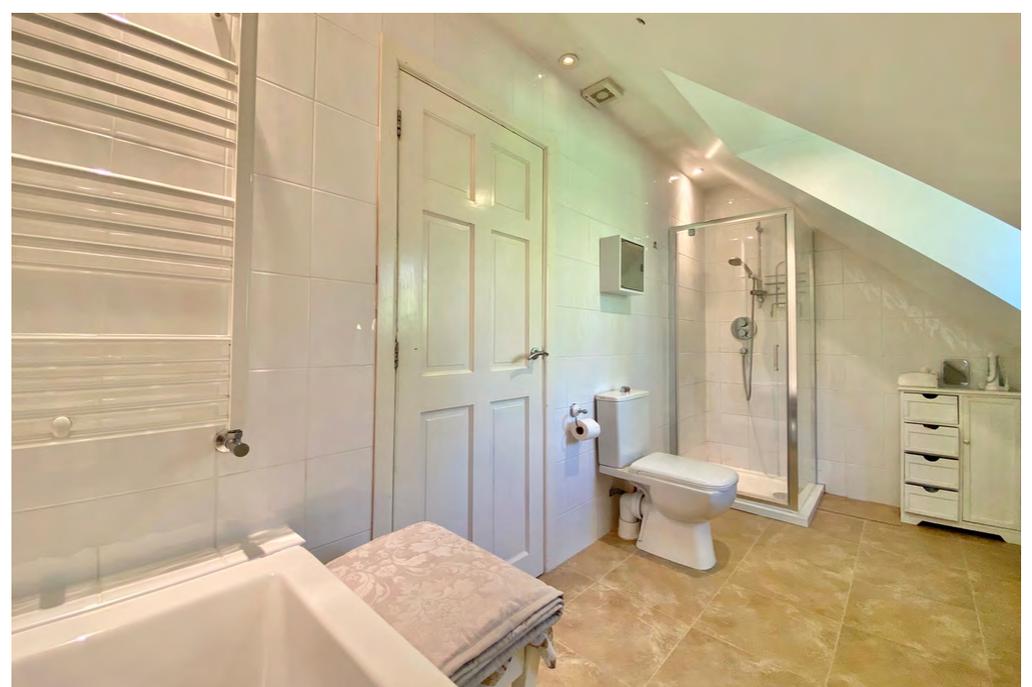


TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales			
EU Directive 2002/91/EC			