

**Salterns Road, Lower Parkstone,
Poole, Dorset, BH14 8BN**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE £575,000

A taste of London, in this highly desirable location in Lower Parkstone, where amenities are all on hand as soon as you leave your front door. This stunning, 3 bedroom semi detached character home has been lovingly restored by the current owners and sold with no forward chain. Presented in 'show home condition', this 'turnkey' home has been completely renovated, with the owners stripping it back to the bare bones and redeveloping it throughout with style and practicality, making it a highly desirable property. They have blended character with modern styling to include an extension off the rear to include a fabulous kitchen/dining/day room with sky lantern, brand new kitchen with integrated appliances, beautiful utility room, downstairs cloakroom, and stunning shower room. Offering all new flooring throughout, new heating system with Victoriana radiators, new plumbing, electrics, plastered ceilings, redecoration in Farrow & Ball colours, new double/triple glazed windows, heating system and fittings. There is a delightful fully enclosed rear garden, with access to 2 parking spaces, accessed from the service road behind.

- Completely refurbished and extended 3 bedroom semi detached home
- Planning permission for a loft conversion (plans available on request)
- No forward chain
- Stunning extended kitchen/dining/day room with sky lantern and triple glazed bio fold doors that fully fold back giving access to the garden
- Brand new kitchen in a range of handleless units, cupboards and drawers with South Coast Stone granite work tops over and feature central island with 'Atkins & Thyme' pendant lighting. Fitted with integrated appliances to include induction hob with extractor over, double oven, dishwasher and freestanding Samsung fridge/freezer
- Stylish, thoughtfully planned utility room having 1 ½ bowl sink inset into a wooden work top with cupboard below and a pulley clothes airer above, freestanding washing machine, and tumble dryer. Fabulous, fitted storage and coat cupboards to one wall and door out to the side
- Wood effect flooring throughout the ground floor accommodation, new carpets on the first floor and custom fitted blinds
- Cosy sitting room to the front
- Delightful brand new shower room having a double walk in shower and further downstairs cloakroom
- Landscaped low maintenance garden with attractive paving and path leading to a rear storage shed. Gate with a good size parking bay for 2 large cars, approached via a service lane (footpath FP1 to BR3)

Location, location, location! Salterns Road has everything on its doorstep, so hugely convenient for modern living. Tennis lovers have the East Dorset Lawn Tennis and Croquet Club situated across the road from the property with Whitecliff Family Park less than 1/4 of a mile away offering harbourside walks, children's play area and great open space for dog walkers. The current owners enjoy the café culture with Miiko and Coast within 100 yards along with local shops at the end of the road to include a post office, butcher, beauty salon and hardware store. Ashley Cross shops, bars and restaurants are approximately 500 meters away and Sandbanks beach which is approximately 2.9 miles away. The property falls into catchment areas for Lilliput First School and Baden Powell Junior School, and right by the bus route to the Grammar schools.

COUNCIL TAX BAND: C

EPC RATE: D

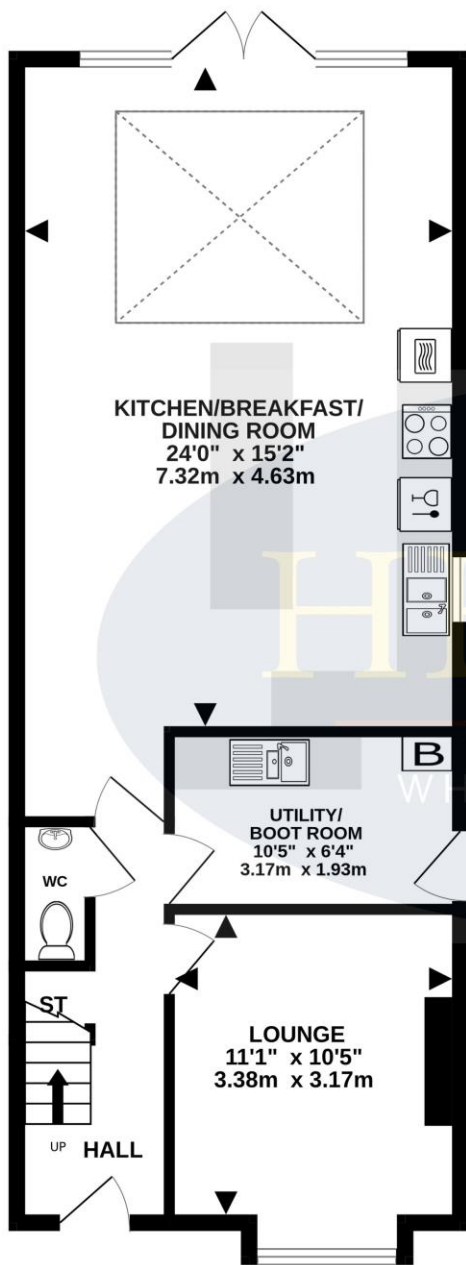




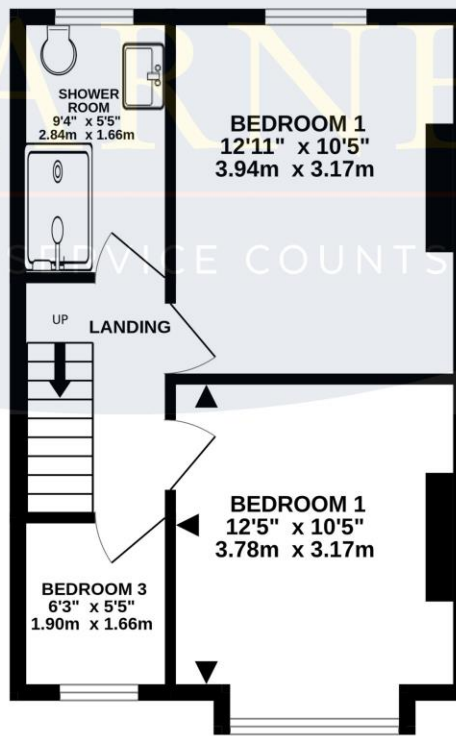


TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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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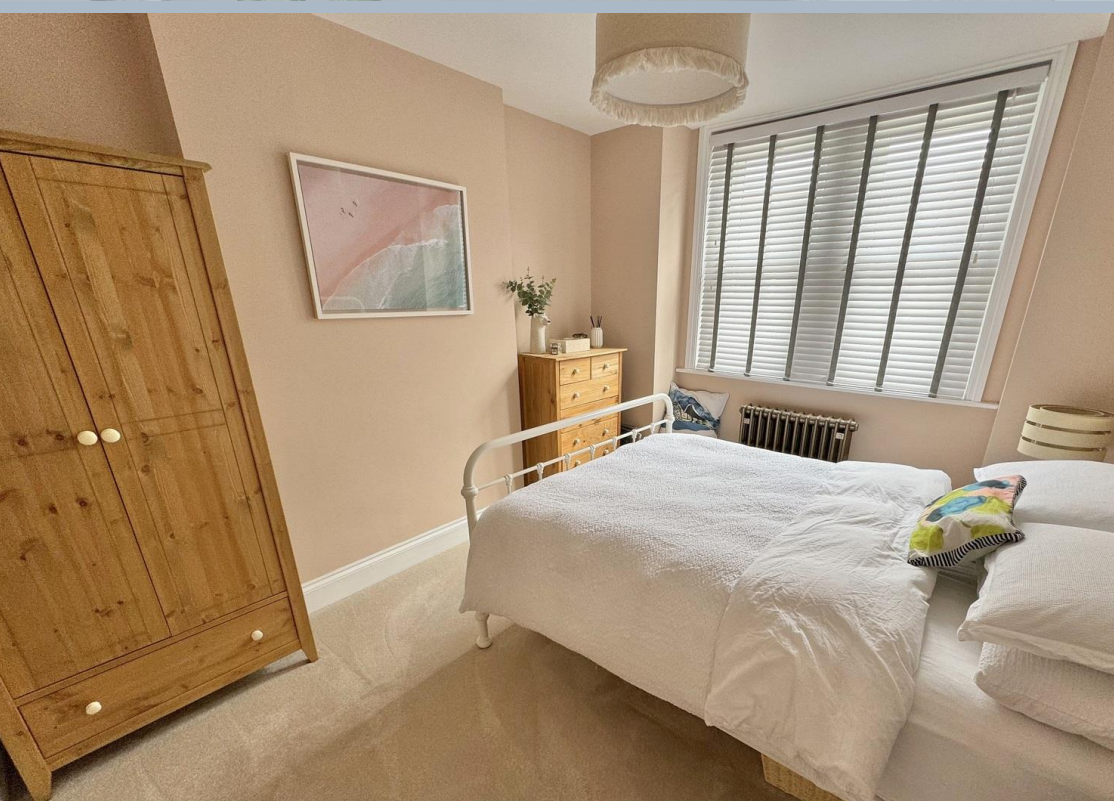
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



LOCATED IN REAR GARDEN
84 sq.ft. (7.8 sq.m.) approx.





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