

on



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**16 Ponsonby Road, Parkstone,
Poole, Dorset, BH14 9HE**

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FREEHOLD PRICE £400,000

A charming, character 1930's detached family 3 bedroom home, set on an elevated plot in a popular location, within access to well-regarded local schools and amenities. The property has been updated to include a delightful kitchen/dining room with doors out to a conservatory and cloakroom, cosy lounge with wooden floors and a log burner, modern bathroom and landscaped rear gardens. The house enjoys views over Parkstone from its elevated position and has a parking bay at road level and is approached via block paved steps to the front door. By the front door is a generous southerly facing deck and to the rear is a good size tiered garden with enclosed deck/eating area from the dining room and steps up to the top. The top tier has a good size area of lawn, timber deck and is fully enclosed, enjoying sun throughout the whole day.

- Charming 1930's 3 bedroom detached home set in an elevated position
- Delightful kitchen/dining room that has been refitted in a range of shaker style units with white work tops over and fitted with integrated appliances to include 4 ring gas hob, oven below and extractor above, dishwasher and space and plumbing for washing machine and American style fridge/freezer
- Conservatory, leading off from the dining area and doors leading to the garden
- Ground floor cloakroom
- Lounge with stripped wooden floors and log burner
- Updated throughout with some stripped wooden flooring and modern internal décor
- Modern first floor fully tiled family bathroom with shower over the bath
- Gas central heating and double glazing
- Very private, outside areas set on a variety of levels to include a front southerly facing decked terrace, rear enclosed deck from the dining room for outside eating, steps to an enclosed top garden with lawn and decked area. Attractively boarded by sleepers and a safety balustrade
- Parking space at road level
- No forward chain

Please note the property is approached via 18 steps and there are 25 steps leading up to the top garden

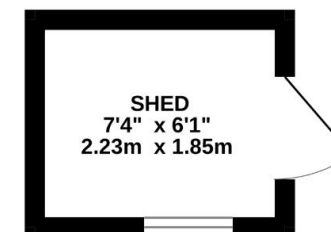
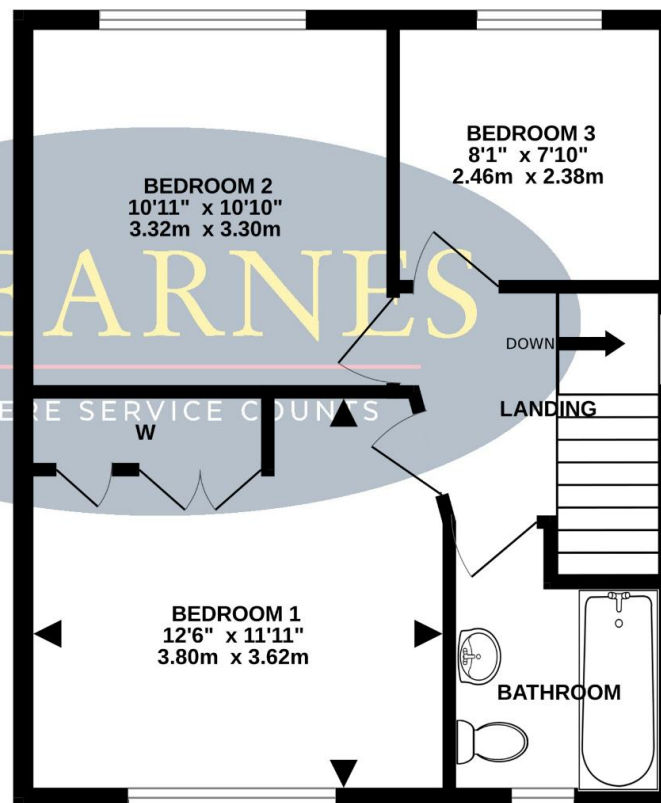
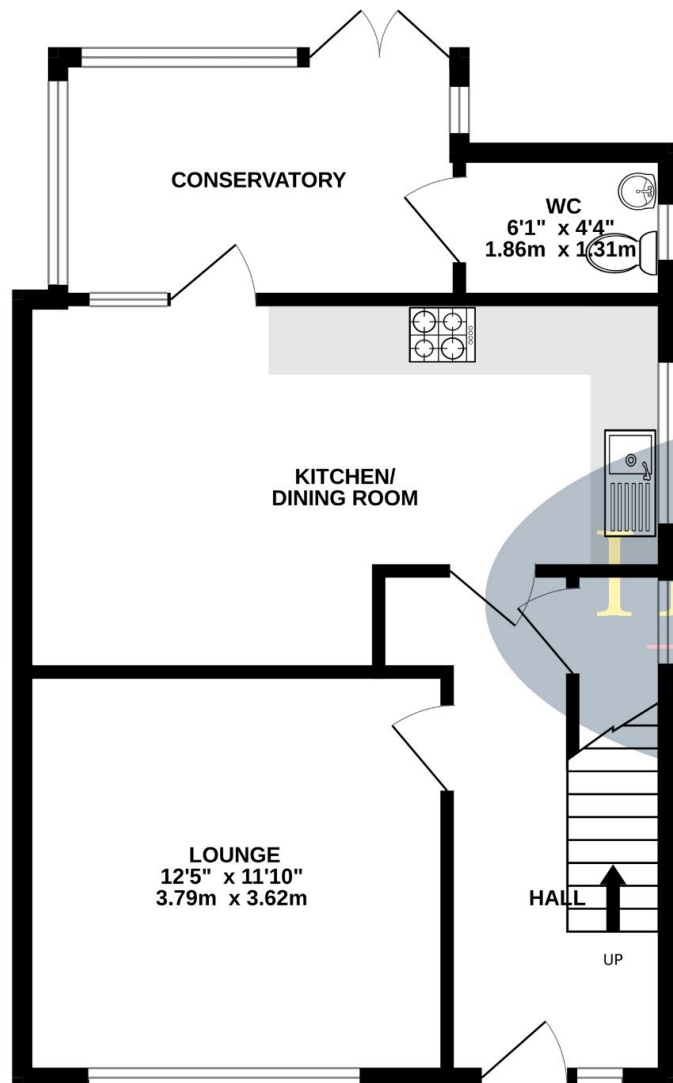
The property is located off Bournemouth Road and close to Alexandra Park which offers a large area for a pleasant stroll and there is also a playpark for children of all ages. There are some very good schools in the area, the nearest being Courthill Infant School, Heatherlands Primary School and Baden Powell Middle school. The vibrant Penn Hill Village is half a mile away and Ashley Cross and Parkstone shops in Ashley Road, are within a mile. Branksome train station is under a mile, Branksome Retail Park, which is under half a mile, Tesco and Lidl, within half a mile and Bournemouth Town Centre with its vast array of shops and amenities are just over 2 miles away.

Council Tax: C

EPC Rate: D







OUTBUILDING
44 sq.ft. (4.1 sq.m.) approx.

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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