

FOR SALE

72 Parkstone Avenue, Penn Hill,  
Poole, Dorset BH14 9LS



PHILIPPA SOLE



£875,000

5 bedroom detached house

3 bathrooms 2 ensuite

Large kitchen breakfast room

South facing rear garden

Living dining room with feature bay window

Off road parking for several cars

Level walk to amenities of Penn Hill Village

Integral garage converted to utility / office

Council Tax Band D: £2,048.24

Freehold

[Click here for virtual tour](#)

## About this property

A stylish well presented five bedroom, three bathroom detached family home. The property offers a good sized kitchen dining room, open plan living room, south facing rear garden, and within easy walking distance of Penn Hill Village, Branksome Wood Chine and Branksome Railway Station.

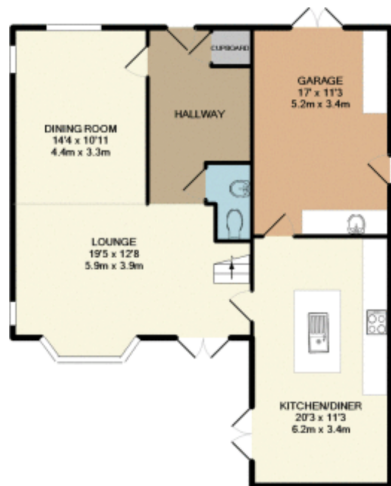
The large entrance hall leads to a stylish open-plan living / dining room with a feature fireplace and bay window overlooking the garden. Double doors lead out to the garden directly onto a sunny entertaining area. It shares direct access with the kitchen / diner. The dining area is framed by a large picture window overlooking the greenery of the garden. The kitchen units are custom built topped with granite work surface; a central island adds relaxed character to area with views over the garden. The internal garage can be accessed from the kitchen which has been designed to encompass a utility / sink area and office set up.

A custom-built staircase leads to the first floor where you'll find 3 double bedrooms and a modern family bathroom with claw footed bath. The master bedroom overlooks the rear garden with an luxurious en suite shower room complimented by travertine tiling and fitted wardrobes. On the top floor are two further bedrooms the larger double having an ensuite bathroom. The property has been tastefully decorated throughout with oak flooring to most of the ground floor. Outside the garden is laid to lawn with a patio area and garden shed. To the front is a curved block pavior driveway providing off road parking for two cars.

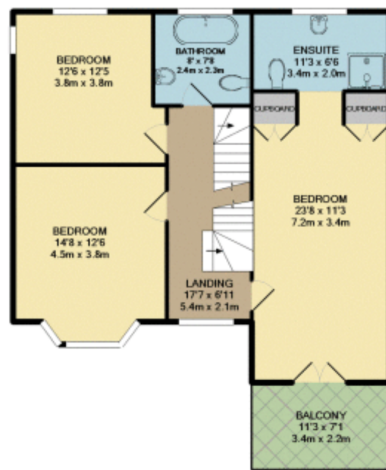
## Location

Located within an easy level 500m walk of popular Penn Hill with its selection of cafes, restaurants / bars, award-winning Mark Bennetts Bakery and retail shops. The beauty of Penn Hill is it marks the beginning of the off-road foot / cycle path down through Branksome Park Woods and Branksome Chine to the miles of award-winning sandy beach. Many people living in Penn Hill utilise this easy route to the beach whilst benefiting from more affordable family house prices compared to neighbouring Branksome Park. Penn Hill is located just over 0.5km south of Branksome Railway Station that provides a direct line into London Waterloo in approx. 2 hours. The property also benefits from being in catchment for three popular state schools, Courthill Infants School, Baden Powell Junior School and Poole High Secondary School so perfect for family living.





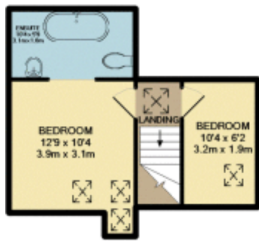
GROUND FLOOR  
APPROX. FLOOR  
AREA 919 SQ.FT.  
(85.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 839 SQ.FT.  
(78.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2036 SQ.FT. (189.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, window, doors 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with: Hectiplan 62014



2ND FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	71

England, Scotland & Wales EU Directive 2002/91/EC

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