



20 Munster Road, LOWER PARKSTONE, Dorset BH14 9PU

£985,000

brown & kay



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## THE PROPERTY

A modern yet characterful detached home, occupying an established and mature wrap-around plot in the highly sought-after area of Lower Parkstone. Situated behind secure electric gates, the property offers generous and well-arranged accommodation, presented in a neutral décor throughout. The ground floor briefly comprises a spacious lounge which flows into a conservatory, enjoying a pleasant outlook over the gardens, along with a well-appointed kitchen featuring an island, built-in window seat and a dedicated dining area, ideal for both everyday living and entertaining. To the first floor are three comfortable double bedrooms, with the principal bedroom benefitting from an en-suite bathroom. Externally, the property enjoys private and secluded gardens, combining patio areas with a wooded backdrop, creating a peaceful and private setting.

The property occupies a lovely position in the sought after area of Lower Parkstone ideally positioned to take advantage of all the area has to offer to include the well renowned Parkstone Golf Club. Nearby Ashley Cross and Penn Hill offer an eclectic mix of shops, cafe bars and restaurants and for more comprehensive needs both Poole and Bournemouth town centres are accessible. With leisure in mind, you can enjoy stunning golden sandy beaches with miles upon miles of impressive promenade stretching from the famous Sandbanks one way and to Bournemouth and beyond in the other. Transport links include main line train stations at both Poole and Ashley Cross and plentiful bus services operating to surrounding areas.

## MATERIAL INFORMATION

Tenure - Freehold  
 Parking - Private Gates to Large Driveway, Double Garage and Car Port  
 Utilities - Mains Electricity, Water and Gas  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band G  
 EPC - Band D

## KEY FEATURES

- SOUGHT AFTER LOCATION
- CHARACTERFUL HOME BUILT IN 2002
- THREE DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- WELL FITTED KITCHEN WITH DINING AREA
- GENEROUS LIVING ROOM
- CONSERVATORY WITH GARDEN OUTLOOK
- SEPARATE UTILITY ROOM
- GATED ACCESS TO LARGE DRIVEWAY, DOUBLE GARAGE AND CARPORT
- PRIVATE AND MATURE GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	68	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Total floor area: 192.1 sq.m. (2,068 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io