

FOR SALE

99 South Western Crescent, Lower
Parkstone, Poole, Dorset BH14
8RZ



PHILIPPA SOLE



Offers In Excess of
£750,000

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Exceptional presentation

Three/four bedroom detached
house

Large level plot

Scope to extend subject to the
relevant planning permission

0.5 miles from Whitecliff
Harbourside Park and Parkstone
train station

No forward chain

School catchments

Council Tax band E- £2625.02
Freehold

About this property

A spacious and well presented, 3/4 bedroom property, situated in a much sought-after residential location. Positioned on a large plot, providing the potential to extend, subject to the relevant planning permission. The accommodation includes modern fitted kitchen and two reception rooms, contemporary fitted bathroom and en-suite. With level front and rear gardens and no forward chain.

This well presented home has been upgraded throughout by the present owners in recent years, however there is still potential to bespoke to your own personal requirements. An attractive feature of this property is that it sits centrally on a large level plot with both front and rear gardens laid predominantly to lawn. The driveway provides ample off road parking for a car and a camper van or boat. The driveway lends itself to further extension. On entering, the reception hall sits centrally to all the accommodation with stunning parquet flooring which continues through to the lounge and dining room/bedroom four. The lounge is an impressive room with views to the front garden and access to a secure rear garden via sliding patio doors. The modern kitchen is extensively fitted with "Shaker" style units, a range of integrated appliances and a view towards the rear garden. From here there is covered access to the garage and the front of the property, perfect for wiping muddy paws. The dining room/bedroom four offer versatility, with a large picture window allowing light to flood in. From the reception hall, which has a WC and large walk in cloak/storage cupboard, a newly fitted bespoke glass and wooden balustrade staircase leads you to the first floor landing. An absolute bonus of this property is access to a large L shaped roof terrace over the garage, enjoying the sun throughout the day. On this level there are three good sized double bedrooms, with both the principal and bedroom two having fitted wardrobes. The contemporary family bathroom and en suite to the principal bedroom complete the accommodation. The secure rear garden has been created for easy maintenance. Predominantly laid to lawn and bound by wooden panelled fencing. The large terrace, accessed from the lounge, is perfect for entertaining, equipped with outside electric sockets and tap. The summer house adds to the alfresco outside living space.

Location

Located in South Western Crescent, just a few minutes' walk from Baden Powell Junior school. Whitecliff Harbourside Park and local shops are within a level walk, whilst Ashley Cross, with its array of restaurants, coffee shops and bars, as well as its train station offering a direct line into London Waterloo in under 2 hours is just under a mile away.





GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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