

**14 Powell Road, Lower Parkstone,  
Poole, BH14 8SG**

**£875,000  
Freehold**

---



A rare opportunity to acquire a detached three bedroom house occupying a generous corner plot within this popular and well established residential area close to Ashley Cross. The property is presented in lovely condition throughout having been updated in recent years by the present owners and offers extremely spacious and versatile living accommodation comprising entrance hall, master bedroom with en suite bathroom, sitting area and access to the garden, study, utility room, open plan first floor living space with sitting room, dining room, kitchen and west facing balcony with views towards Poole Harbour and the Purbeck Hills. There are two further first floor bedrooms and a family bathroom. There are integral and attached double garages which could be converted to provide additional living accommodation. Other features include gas central heating with a new boiler, double glazing, loft and cavity wall insulation and a large driveway providing parking for several vehicles.

**LOCATION** The property is situated in the heart of Lower Parkstone and is a short walk from vibrant Ashley Cross Village with its arrays of independent bars and eateries. The property is also within the favoured catchment area for both Lilliput and Baden Powell Schools. Parkstone Station is approx 7 minute walk away with a direct service to London Waterloo (2 hours). Whitecliff Harbourside Park is also nearby with footpaths and cycleways connecting Poole Quay and Poole Park. The award winning beaches of Sandbanks are approximately a 30 minute walk or 10 minute cycle away. Poole Harbour offers an array of watersports, including kite surfing, paddle boarding and windsurfing.

**APPROACH** Across the driveway to a

**COVERED STORM PORCH** With raised tiled threshold step, UPVC front door to:

**ENTRANCE HALL** Tiled floor, wall mounted radiator, full height built in storage cupboard ( this was previously a downstairs cloakroom and could be easily reinstated), staircase to first floor, further built in full height storage cupboard

**MASTER BEDROOM SUITE** 21' 9" x 11' 11" (6.63m x 3.63m) A light and spacious double aspect room having a small sitting area with a UPVC double glazed sliding patio door leading out onto the garden, wall mounted radiator, UPVC double glazed side aspect window, door to:

**EN-SUITE BATHROOM** Fitted with a contemporary white suite comprising fully tiled shower enclosure with mains operated shower, low flush WC, wall mounted wash hand basin with storage cupboard beneath, tiled floor, ceramic tiled walls, UPVC double glazed side aspect window, chrome ladder style heated towel rail, recessed ceiling spotlights, wall mounted radiator

**STUDY/LIBRARY** 11' 6" x 8' 8" (3.51m x 2.64m) Part wood panelled walls, UPVC double glazed rear aspect window, wall mounted radiator, built in linen cupboard housing new Worcester central heating boiler, hot water cylinder and slatted wooden linen shelving

**UTILITY ROOM** 9' 11" x 7' 10" (3.02m x 2.39m) Single drainer stainless steel sink unit with drawers beneath, wooden countertop with ceramic tiled splashbacks, plumbing for automatic washing machine, space for free standing fridge freezer, double glazed rear aspect window, part wood panelling to wall, door to garage

**FIRST FLOOR HALF LANDING** Glazed UPVC door to rear garden, wall mounted radiator

**LANDING** Engineered oak flooring, loft hatch

**LOUNGE** 15' 6" x 12' (4.72m x 3.66m) A light south facing double aspect room with a Upvc double glazed sliding patio door leading onto a generous balcony with far reaching views towards Poole Harbour and the Purbeck Hills. A fireplace with a wood burning stove sits on a slate hearth, engineered oak flooring, UPVC double glazed front aspect window, panelled radiator, opening through to dining room

**BALCONY** A generous south facing decked balcony with wrought iron balustrade having far reaching views towards Poole Harbour and the Purbeck hills which also offers amazing sunsets from late autumn to early spring



**KITCHEN/DINING ROOM** 22' 1" x 9' (6.73m x 2.74m) A light double aspect open plan room leading from the lounge

**KITCHEN AREA** Fitted with a range of modern units comprising built in drawers and cupboards with glass fronted display units, solid wood work surfaces having ceramic tiled splash backs with breakfast bar, double bowl sink unit with swan neck mixer tap, integrated dishwasher, double glazed side aspect window, recessed ceiling spotlights, integrated full height fridge, integrated freezer, full height larder cupboard with shelving, tiled flooring, Rangemaster stainless steel oven with matching extractor hood

**DINING AREA** UPVC double glazed window with far reaching views, engineered oak flooring and ample space for dining table and chairs

**BEDROOM 2** 10' 11" x 10' 7" (3.33m x 3.23m) UPVC double glazed front aspect window, wall mounted radiator, four built in double wardrobes

**BEDROOM 3** 12' 4" x 9' 8" (3.76m x 2.95m) UPVC double glazed window, wall mounted radiator, built in double wardrobe

**BATHROOM** Fitted with a contemporary white suite comprising panel enclosed bath with mixer tap and shower attachment, low flush WC, wall mounted wash hand basin with drawer beneath, fully tiled shower enclosure with mains shower, tiled flooring, ceramic tiled walls, recessed ceiling spotlights, two UPVC double glazed front aspect windows, chrome ladder style heated towel rail

**OUTSIDE - FRONT** To the front of the house is an in out driveway which provides parking for several vehicles and gives access to the garages. To one side of the garage is a further parking area which has been laid to shingle with an electric charging point. **DOUBLE GARAGE** 16' 9" x 15' 8" (5.11m x 4.78m) Wall mounted radiator, electronically operated up and over door, opening through to a further **DOUBLE GARAGE** 18' x 21' 4" (5.49m x 6.5m) UPVC double glazed side aspect window, wall mounted radiator, electronically operated up and over door

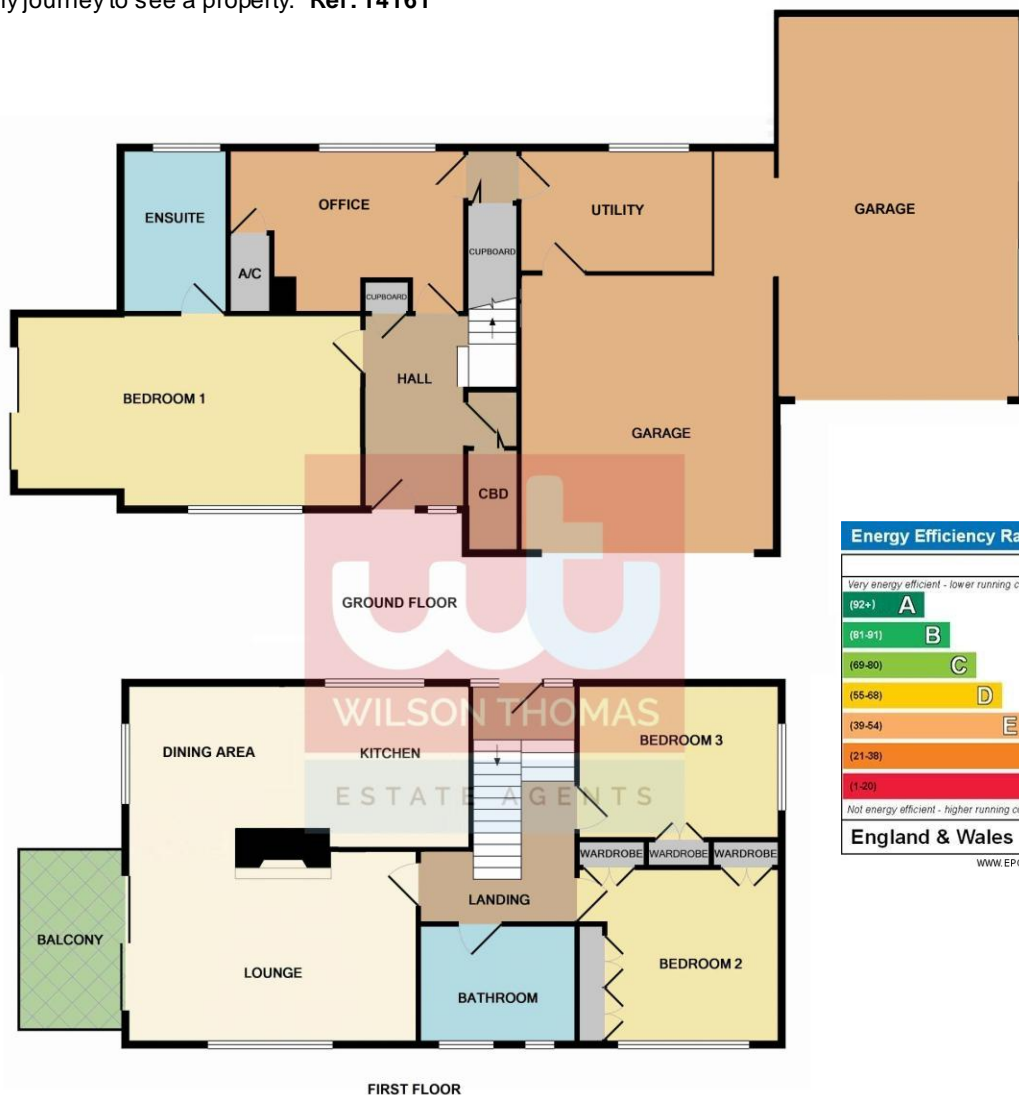
**OUTSIDE - REAR** The gardens have been thoughtfully laid out to create a number of distinct areas. From the main bedroom patio doors open onto lower garden which enjoys a high degree of seclusion and privacy and comprises deep terraced borders which contain numerous flowering shrubs and plants and are retained by low level ornamental stone walls. Shingle pathways connect both the front garden via a wooden gate and the rear garden via stone steps. Immediately abutting the rear of the house is an area which is used for al fresco dining and is covered by a timber framed pergola with ample space for a generous dining table. To the south west corner of the plot is a recently established wildflower garden with an area of lawn interspersed with a number of young specimen trees including apple, pear, fig and olive. The lawn is edged with well stocked flower and shrub borders with a gate leading to a timber garden shed. A pergola covered pathway extends along the back of the house to a further small area of lawn and an established and productive vegetable garden containing a number of raised beds and a fruit cage.

**COUNCIL TAX BAND 'F'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.





**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 14161**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk  
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk  
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)