

FOR SALE



Birchwood Road, Lower Parkstone
£795,000

MARTIN&CO



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£795,000

- *****KEYS IN OFFICE*****
- **LARGE FAMILY HOME**
- **highly desirable location in Lower Parkstone**
- **beautiful mature rear garden**
- **large family kitchen/diner**
- **council tax band 'E' = £2381**
- **parking for cars & a boat**



This UNSPOLIT GEM is coming to the market after being in the same family for many years! Located on Birchwood Road, the garden is full of birdsong, surrounded by impressive mature trees which provide a huge amount of privacy! A new family has the opportunity to make this a happy home for many years to come, situated close to the popular local infant & primary schools.

LIVING ROOM 17' 10" x 10' 10" (5.46m x 3.31m)
Ceiling light, large double glazed picture window to front aspect overlooking the lawn to the front of the home. Double glazing sliding patio door to the rear opening on the patio & garden beyond. Electric fire with marble hearth & surround. A new buyer may wish to extend this living space by adding an extension (STPP) or conservatory to make the most of the garden views?

FAMILY KITCHEN/DINER 16' 1" x 10' 9" (4.91m x 3.30m) Inset spotlights, two double glazed windows to the rear aspect & UPVC door opening onto the driveway & garden. Extensive range of wall & base units in stylish pale grey finish with high gloss doors & drawers, (all with soft close doors) & worktop over. The integrated appliances include a fridge & freezer, 'Hoover' dishwasher & 'Hoover' washing machine, 'Hoover' electric hob & stainless-steel cooker hood, with feature turquoise-coloured acrylic splashbacks. There is also a built-in stainless steel 'Hotpoint' eye level double oven/grill & cupboard housing the 'Worcester' gas central heating boiler. Radiator.

REAR GARDEN Wooden gates lead into the fully enclosed rear garden, surrounded by several mature shrubs & trees, creating a haven for wildlife! The garden is mainly laid to lawn, with a paved patio & path leading from the house, at the top end of the garden more beautiful trees form a 'frame' to the garden, with a feature rockery & allowed dappled sunlight to pour through.

FORMAL ENTRANCE HALL UPVC double glazed windows with leaded detail to front aspect, with main door. Ceiling light, built in storage cupboard & additional under stairs cupboard, radiator.

FRONT GARDEN Laid to lawn with mature hedging & trees, (at the time of writing the daffodils & crocuses in the borders are about to bloom!)

PARKING on the driveway for two/three cars with further parking available within the gated area for a boat, trailer, 'SeeDoo' etc.



BRICK BUILT GARAGE/STORAGE Double wooden opening doors, with power connected. (Please be aware the driveway at this point may be too narrow for a car to access the garage) This space could be modified to perhaps a home office, gym, treatment room or studio? It could also prove useful as an additional utility area to support the kitchen, to house perhaps a chest freezer or wine cooler?

CLOAKROOM Wall mounted light, double glazed window to front aspect, fully tiled with toilet & hand basin.

LANDING Ceiling light, double glazed windows to both the front & side aspects. Airing cupboard with shelving, radiator.

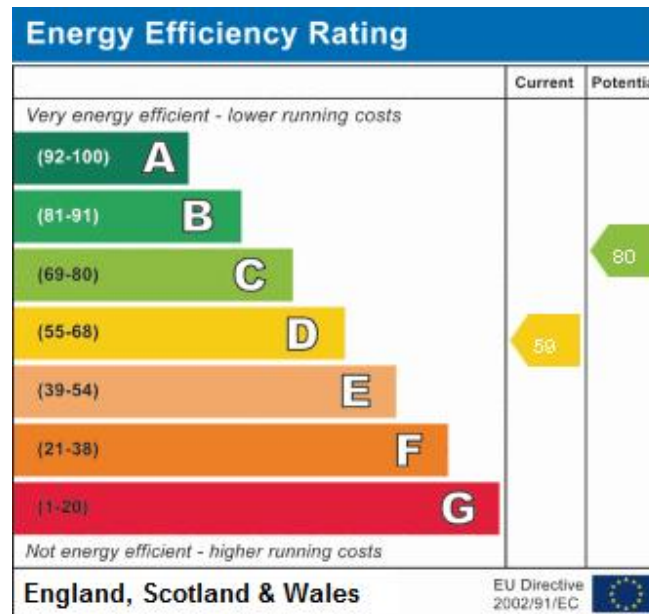
MASTER BEDROOM 17' 10" x 10' 9" (5.45m x 3.30m)
 Double aspect room with views across Birchwood Road & Lower Parkstone to the front, then across the garden at the rear. Two ceiling lights, built in wardrobes with cupboards & hanging rails, additional cupboard space over, two radiators.

BEDROOM TWO 10' 1" x 8' 11" (3.09m x 2.73m)
 Ceiling light, double glazed window to front aspect, radiator.

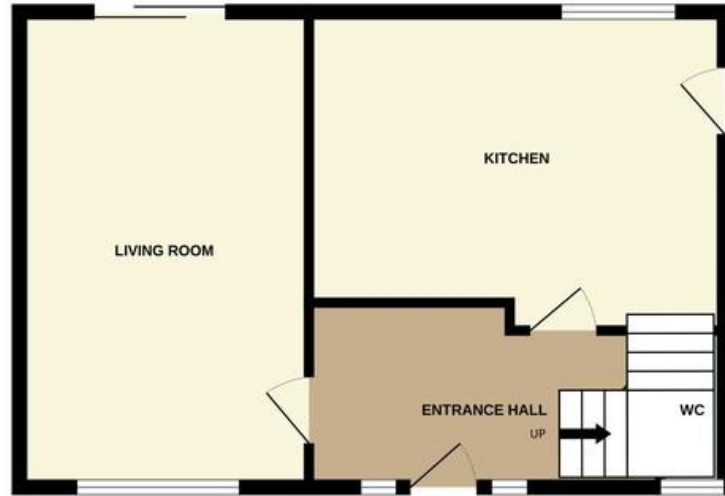
BEDROOM THREE 8' 4" x 7' 6" (2.56m x 2.31m)
 Ceiling light double glazed window to rear aspect, radiator.

SHOWER ROOM Ceiling light, double glazed opaque window to rear aspect. Fully tiled, with large, enclosed shower cubicle with 'Mira' shower, basin, heated towel rail style radiator.

CLOAKROOM Ceiling light, double glazed window to rear aspect, fully tiled with toilet.







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