

**15 Croft Road, Parkstone, Poole,
BH12 3LB**

**£435,000
Freehold**



A beautifully presented three bedroom end of terrace house which sits on a generous corner plot and is located within a popular and established residential area close to all local amenities. The house has been sympathetically updated by the present owners to create a stylish and comfortable family home which includes the addition of an extension to the rear of the house which incorporates a fabulous contemporary open plan kitchen/dining/living area which opens onto the lovely rear garden. Notable features include gas central heating, double glazing, new wood burner in the lounge, garage and parking. Vendor suited.

UPVC FRONT DOOR Opens into:

ENTRANCE VESTIBULE Tiled floor and UPVC internal door opens into:

ENTRANCE HALLWAY Recessed ceiling spotlights, radiator, staircase rising to first floor

INNER HALLWAY With herringbone flooring, recessed ceiling spotlights

CLOAKROOM Low flush WC, tiled floor, wash hand basin with mixer tap, recessed ceiling spotlights

LOUNGE/DINING ROOM A light and spacious double aspect room comprising:

LOUNGE AREA 14' 3" x 13' 11" (4.34m x 4.24m) UPVC double glazed front aspect bay window, radiator, a recently fitted wood burner sits on a raised stone hearth and provides a cosy focal point, laminate flooring

DINING AREA/OFFICE SPACE 11' 6" x 11' 4" (3.51m x 3.45m) UPVC double glazed side aspect window, fitted wooden desk top with cupboards beneath and wood panelling behind, contemporary radiator, laminate flooring

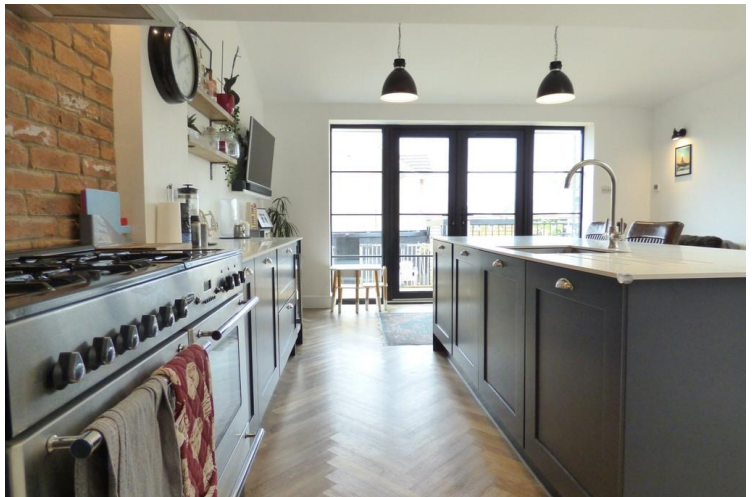
KITCHEN/DINING/FAMILY ROOM 18' 6" x 15' 2" (5.64m x 4.62m) A fabulous open plan kitchen/dining/family room with a lovely aspect over the rear garden. Fitted with a range of shaker style units with base drawers and cupboards, full height larder cupboard, open shelving, large central island unit which incorporates integrated washing machine and dishwasher, one and a half bowl stainless steel sink unit with mixer tap and a breakfast bar. Rangemaster stainless steel double oven with five gas burners and a hot plate, two Velux windows, ample space for a family dining table and space for sitting/tv area, herringbone flooring with underfloor heating. UPVC glazed double doors with matching windows open out onto the rear terrace

FIRST FLOOR LANDING Loft hatch providing access to roof space, doors off to:

BEDROOM 1 12' into bay x 9' 11" (3.66m x 3.02m) UPVC double glazed side aspect window, radiator, two built in double wardrobes and built in shelving unit

BEDROOM 2 13' 8" x 10' 2" into bay (4.17m x 3.1m) UPVC double glazed front aspect bay window, panelled radiator, laminate floor

BEDROOM 3 8' 4" x 7' 2" (2.54m x 2.18m) UPVC double glazed front aspect window, panelled radiator



BATHROOM Fitted with a free standing double ended contemporary bath with antique style mixer tap with shower attachment, low flush WC, his and hers wash hand basins set on top of an antique dresser with drawers and cupboards beneath, period style radiator with heated towel rail, fully tiled shower enclosure with mains shower having rain fall shower head, half ceramic tiled walls, UPVC double glazed frosted rear aspect window, recessed ceiling spotlights

FRONT The front garden has been laid to shingle and is enclosed by a low level ornamental stone wall.

OUTSIDE - REAR Immediately to the rear of the house is a raised decked terrace. From the terrace steps lead down to a paved pathway and rear patio area with a Pergola. The remainder of the garden is laid to lawn and is enclosed by wood panel fencing. There is a door from the rear garden giving access to the garage and a wooden gate leads out to the parking area

COUNCIL TAX BAND 'C' 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.

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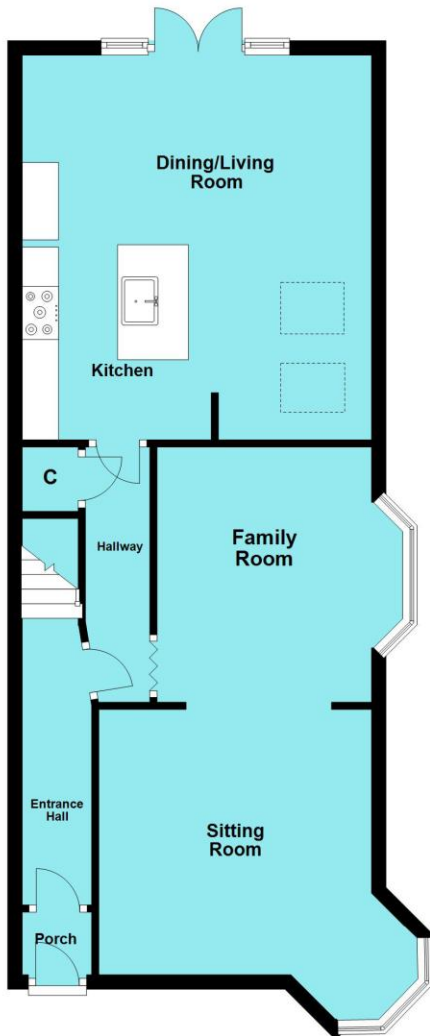


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



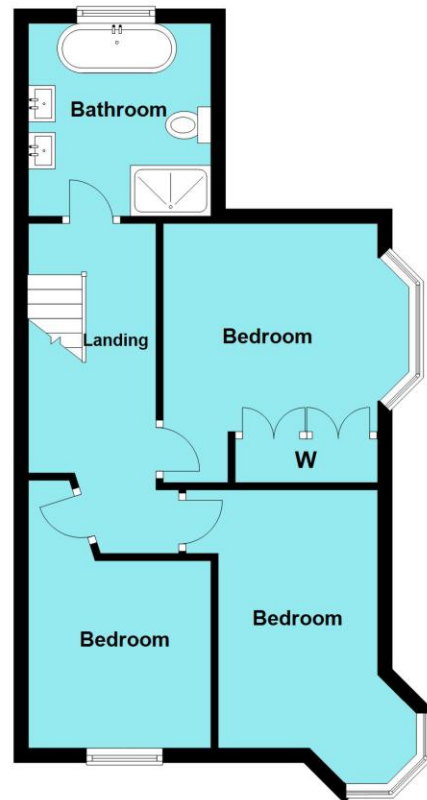
Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.

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