

**33 Victoria Crescent, Parkstone,  
Poole, BH12 2JQ**

**£379,950  
Freehold**

---



**A beautifully presented three bedroom Victorian semi-detached house which has been sympathetically updated in recent years to create a stylish and contemporary family home. The spacious and well configured accommodation comprises entrance hallway, 23' through lounge/dining room with feature log burner and French doors leading onto the rear garden, superb 18' kitchen/breakfast room with integrated appliances, ground floor cloakroom, three double bedrooms with the master benefiting from fitted wardrobes and a stylish modern fitted bathroom. Notable features include UPVC double glazing, gas fired central heating and off road parking for two cars. The large south facing rear garden is a particular feature of the property and has been professionally landscaped incorporating areas of patio, decking, lawn and a timber summer house.**

**STEPS** Lead up to:

**COMPOSITE PART DOUBLE GLAZED OPAQUE DOOR**

Which in turns leads through to the:

**ENTRANCE HALLWAY** Coved and smooth set ceiling, downlighters, fire alarm, cupboard housing the electric consumer unit, radiator, solid wooden flooring, stairs giving access to first floor accommodation, door leads through to the:

**THROUGH LOUNGE/DINING ROOM** 23' x 11' max. (7.01m x 3.35m)

**LOUNGE AREA:** Coved and smooth set ceiling, ornate ceiling rose, stainless steel light fittings and power points, UPVC double glazed window to front aspect, radiator below, TV, cable and telephone points, solid wooden flooring, archway leads through to the:

**DINING AREA:** Coved and smooth set ceiling, light point, UPVC double glazed French doors leading out onto the garden and to the side there is a feature log burner mounted on a slate hearth, solid wooden flooring, door leads through to the ground floor cloakroom and kitchen/breakfast room.

**GROUND FLOOR CLOAKROOM** Comprising of a low flush push button WC, wall mounted wash hand basin with pillar taps, part coved and smooth set ceiling with light point, solid wooden flooring.

**KITCHEN/BREAKFAST ROOM** 18' x 10' narrowing to 8' (5.49m x 3.05m)

**KITCHEN AREA:** A fabulous room, which we feel is a real feature comprising a range of matching cream fronted soft closing wall and base units, (2 pull out carousel units), wine storage, under pelmet lighting, drawer and pan drawers all with stainless steel types handles, laminate wood effect worksurface which also doubles up as a breakfast bar area to one end, integrated stainless steel one and a half bowl drainer sink with mixer tap, five ring Bosch gas hob with chimney style extractor hood above, further built in appliances to include slimline dishwasher, double oven and microwave grill, fridge/freezer and washing machine, upright storage/broom cupboard, part tiled walls, smooth set and coved ceiling, downlighters, stainless steel power points and light fittings, UPVC double glazed window overlooking the garden, tiled floor. This room leads through to the:

**BREAKFAST AREA:** Fitted corner seat with storage below, space for table and chairs, coved and smooth set ceiling, downlighters and light point, UPVC double glazed door leading out onto the garden with UPVC double glazed windows to the side, tiled floor, contemporary vertical radiator.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Coved and smooth set ceiling with recessed spot lights, fire alarm, loft access hatch providing roof storage in part boarded loft, fitted ladder, Velux window, gas combination boiler. White panelled doors then lead off to:



**BEDROOM 1** 12' to wardrobe front x 11' 1" (3.66m x 3.38m) Coved and smooth set ceiling, light point, along one wall are fitted wardrobes with shelving and hanging space, two UPVC double glazed windows to front aspect, radiator below, space for additional free standing bedroom furniture.

**BEDROOM 2** 11' 2" x 9' (3.4m x 2.74m) Coved and smooth set ceiling, light point, UPVC double glazed window to rear aspect, radiator below, wood effect laminate flooring, plenty of space for fitted or free standing bedroom furniture.

**BEDROOM 3** 10' 2" x 8' 6" (3.1m x 2.59m) Coved and smooth set ceiling, light point, UPVC double glazed window to rear aspect overlooking the garden, radiator, space for free standing or fitted bedroom furniture.

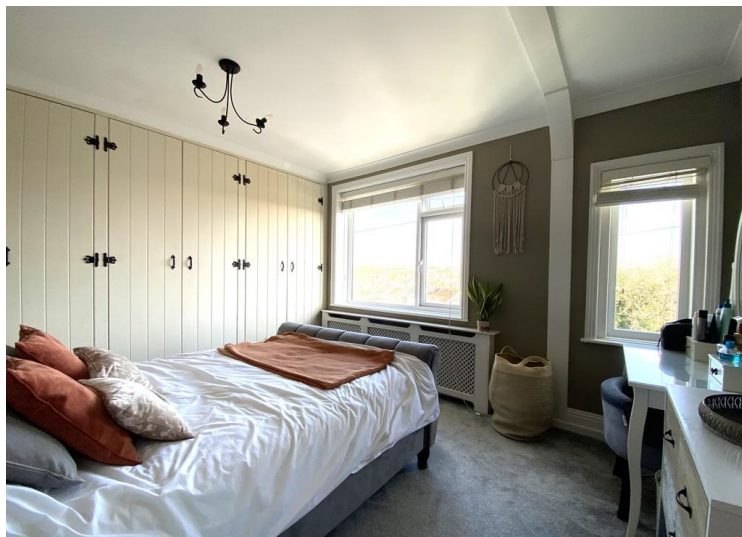
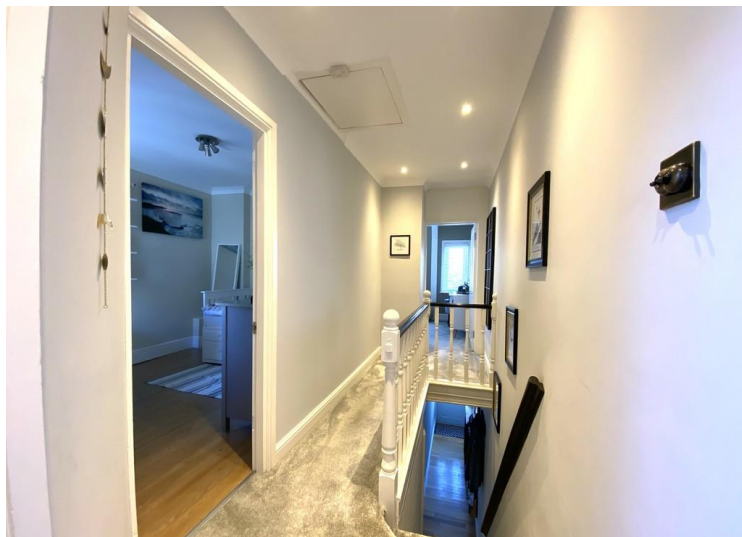
**BATHROOM** 9' 3" x 4' 8" (2.82m x 1.42m) Comprising of a white three piece suite to include panel enclosed bath with side wall mounted mixer tap, Mira shower, curved glass shower screen to the side, pedestal wash hand basin with pillar taps, low flush WC, combination of brick effect part tiled and panelled walls, radiator, UPVC double glazed opaque window to side aspect, smooth set ceiling, downlighters plus Velux double glazed window to side, tiled floor.

**OUTSIDE - FRONT** A block paved driveway provides off road parking for two vehicles, wall mounted lights and a door leads through to a storage cupboard with power, light and water tap. To the side steps lead up to the front door and located around the corner is a very good size storage room (21'7" x 7'1" narrowing to 4'8") which is accessed via a UPVC part double glazed opaque door and there is plenty of storage for bikes/water sport equipment, power, light and a UPVC part double glazed opaque personal rear door leads into the rear garden.

**OUTSIDE - REAR** An attractive very well maintained landscaped tiered garden providing minimal maintenance and it is set out to make the most of the sunny southerly aspect. Immediately to the side of the house is a paved patio area which extends to the back of the house where there is an external tap plus a storage unit. Steps then lead up to a further raised patio area and continue to a decked area which makes an ideal space for outside dining/garden furniture and is bordered by mature shrubs, plants and an ornamental stone retaining wall. Further steps then lead up to a further area of garden which has been laid to lawn. There is a wooden bench, stepping stone pathway, potting shed/greenhouse and a timber SUMMER HOUSE with double opening doors, windows, power, water and tv point. The garden is enclosed with a closeboard fencing and offers some further shrubbery, plants and flowers throughout. In our view, the garden offers a certain degree of privacy and seclusion and there are external taps and power points located around the garden up to the summerhouse.

**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.

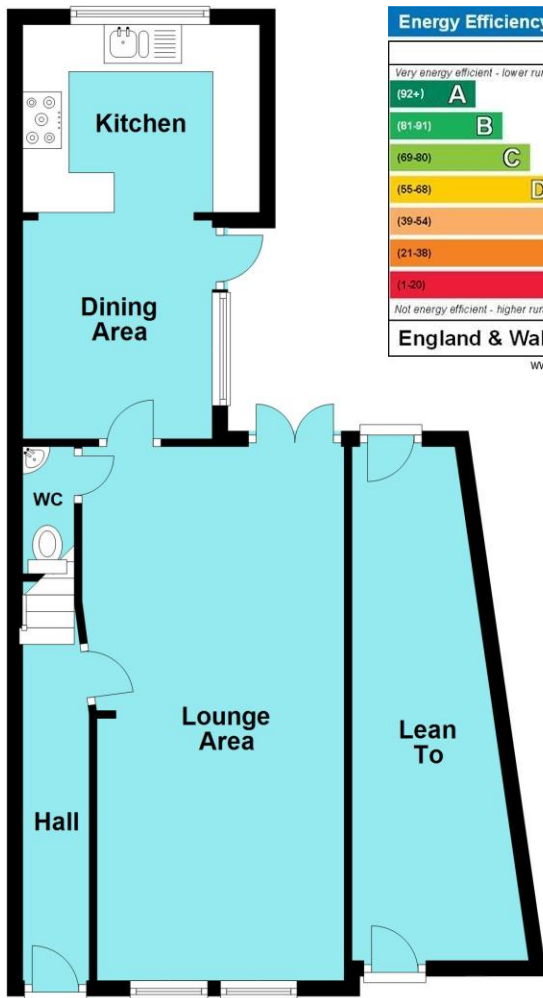
**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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. **Ref: 15360**





### Ground Floor

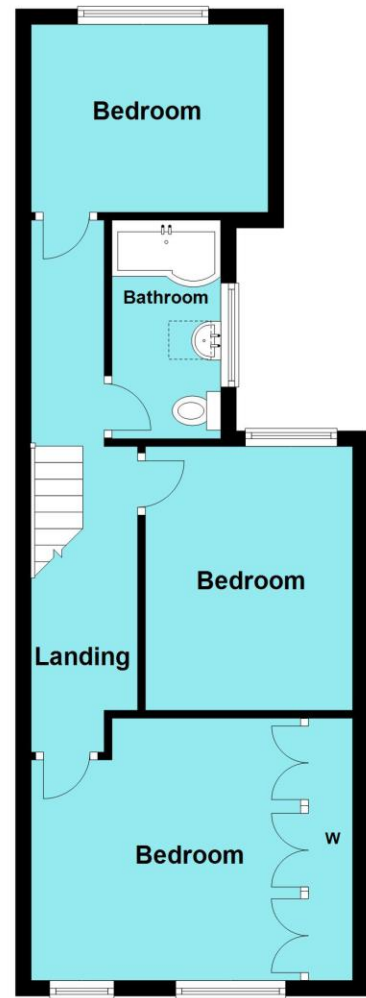
Approx. 56.0 sq. metres (602.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		66	82
<small>WWW.EPC4U.COM</small>			

### First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 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.

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