



Woking Road, Lower Parkstone BH14 0BZ

A charming, character, four double bedroom Edwardian semi-detached family home situated within a popular and convenient location and within the Courthill and Baden Powell School catchments.

EPC: 70 Council Tax Band: C Price: £450,000 Freehold

 **4**  **2**  **1**





Key Features

- SEMI-DETACHED FAMILY HOME
- LOUNGE/DINING ROOM WITH LIVING FLAME GAS FIRE
- KITCHEN/BREAKFAST ROOM LEADING TO CONSERVATORY/UTILITY
- GROUND FLOOR BATHROOM
- FOUR DOUBLE BEDROOMS
- FIRST FLOOR SHOWER ROOM
- OFF ROAD PARKING FOR TWO CARS
- COURTYARD STYLE REAR GARDEN
- POPULAR/CONVENIENT LOCATION
- FAVOURED SCHOOL CATCHMENT

The Property

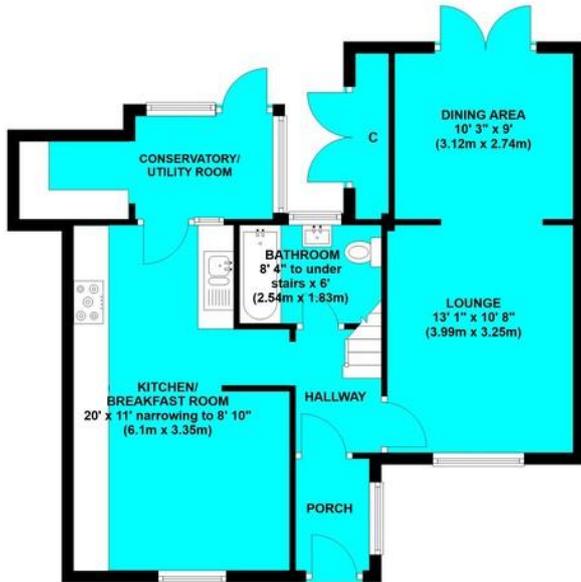
Stepping inside the entrance hallway, this leads through to a generous lounge/dining room with a feature living flame gas fire creating a cosy focal point for chilly evenings, whilst doors open seamlessly onto the low maintenance courtyard style rear garden, perfect for entertaining and easy indoor-outdoor living. Positioned across the hallway, the spacious kitchen/breakfast room offers both style and practicality. There is an abundance of fitted units and drawers, attractive solid wood work surfaces, under-pelmet lighting and a tiled floor, it's a space designed for busy family life and the true heart of the home. There's ample room for a dining table and chairs, making it ideal for relaxed morning coffees or

gathering with friends and family. From the kitchen there is a rear conservatory/utility and a white three-piece bathroom suite completes the downstairs accommodation. Upstairs, the sense of space continues with four well-proportioned double bedrooms, all served by a modern fitted shower room. Throughout, the property exudes a warm, welcoming family feel and it is perfectly suited to modern day living.

Outside there is allocated off road parking for two cars to the front. To the rear there is a low maintenance courtyard style rear garden with a patio and a section laid to lawn. There is a small summerhouse and a storage shed.

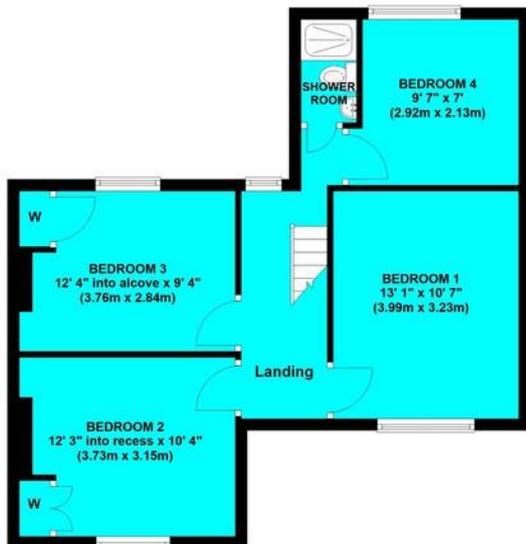
Ground Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 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 and 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(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>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk