



**HEARNES**

WHERE SERVICE COUNTS

**Sandbanks Road, Lower Parkstone  
Poole, Dorset, BH14 8AG**



# Sandbanks Road, Lower Parkstone, Poole, Dorset, BH14 8AG

## Freehold Price £675,000

A delightful and spacious, 1930s style character family home offering extensive outside storage facilities as well as 4/5 double bedrooms, two bathrooms, 3/4 reception rooms, kitchen/breakfast/day room, separate utility room, a 25ft garage/workshop set at the rear of the property, off road parking for 4/5 cars and a huge loft with potential to convert (subject to the relevant permissions)

The current owners have resided at the property for the past 20 years and over that time have made various alterations to create a lovely family home, including a new garage, two new bathrooms, new kitchen, new flooring throughout the ground floor and a beautifully landscaped rear garden which provides a high degree of privacy and is the perfect layout for a family. New fencing has also been erected in the last 7 years and 4 months ago all the soffits and gutters were replaced.

There are four reception rooms, the lounge and dining room are set at the front, overlooking the front drive, with the lounge having a large bay window, allowing plenty of light in. Set at the rear is the superb kitchen/breakfast/day room with double aspect windows to the rear overlooking the rear garden and a separate utility room. There is a fourth reception room which is currently used as a sewing room, however this could be used as a bedroom if so desired as there is a shower room opposite.

As you arrive on the generous landing you will find a large picture window and four double bedrooms. The main bedroom has fitted wardrobes and all are serviced by a modern family bathroom with a separate WC.

This home has a lovely character feel and still has the picture rails throughout and lovely high ceilings which you would expect from properties of this era, providing a spacious feel.

Additional benefits include gas central heating, double glazing, block paved driveway for several cars and driveway under a car port to a double length garage at the rear with an open store behind it. There is a side area which has several lock-up storage sheds and an additional large timber shed with power and lighting.

The rear garden is approx. 50ft in length and is mainly laid to lawn with an attractive patio area which has plenty of space for table and chairs. There is also a superb corner seating area at the bottom of the garden, perfect for entertaining.

The property is less than ½ a mile away from Ashley Cross which has a vibrant culture and is set around a lovely green with cafes, restaurants, bars and independent shops. The blue flag beaches and sea at Sandbanks are just over 2½ miles away.

**COUNCIL TAX BAND: E**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







# TOTAL APPROX. FLOOR AREA 2205 SQ.FT. (204.8 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
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