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SOUTH WESTERN CRESCENT

POOLE, DORSET, BH14 8RW

FINE & COUNTRY
Homes from Edwards



SPACIOUS FOUR BEDROOM
DETACHED FAMILY HOME LOCATED
IN THE HEART OF LOWER
PARKSTONE, WITHIN WALKING
DISTANCE TO WHITECLIFF PARK AND
LILLIPUT VILLAGE.

SOUTH WESTERN CRESCENT

- **FANTASTIC LOCATION**
- **SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME**
- **TWO RECEPTION ROOMS**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **BADEN POWELL AND LILLIPUT SCHOOL CATCHMENT**
- **CLOSE TO WHITECLIFF PARK AND ASHLEY CROSS**
- **SHORT DRIVE AND STROLL TO SANDBANKS BEACH**
- **QUIET CUL DE SAC LOCATION**

A deceptively spacious four bedroom detached family home located in the heart of Lower Parkstone, within walking distance to Whitecliff Park and Lilliput Village. The property offers versatile accommodation throughout comprising of a large lounge/diner with bi fold doors leading to the garden. Separate kitchen breakfast room, downstairs study and also a good sized family room/bedroom. Additional benefits include a downstairs toilet and storage cupboard. The first floor landing gives access to three good sized bedrooms and family bathroom.

The garden is of a good size and has been landscaped to provide ease of maintenance. A large raised decked area provides an ideal entertaining space decked for BBQ's and socialising, while the remainder of the garden is laid to lawn. The current owners have recently invested in a timber built stand alone office/cabin/garden room benefiting from light and power.

The Lower Parkstone area offers easy access to



the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills. Lilliput Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the London Waterloo South West train service.

KITCHEN

12' 11" x 7' 10" (3.95m x 2.41m)

STUDY

16' 4" x 8' 1" (5.00m x 2.48m)

FAMILY ROOM

14' 1" x 8' 1" (4.30m x 2.48m)

MASTER BEDROOM

11' 3" x 9' 6" (3.43m x 2.90m)

BEDROOM 2

10' 7" x 9' 8" (3.25m x 2.95m)

BEDROOM 3

7' 10" x 7' 3" (2.41m x 2.23m)

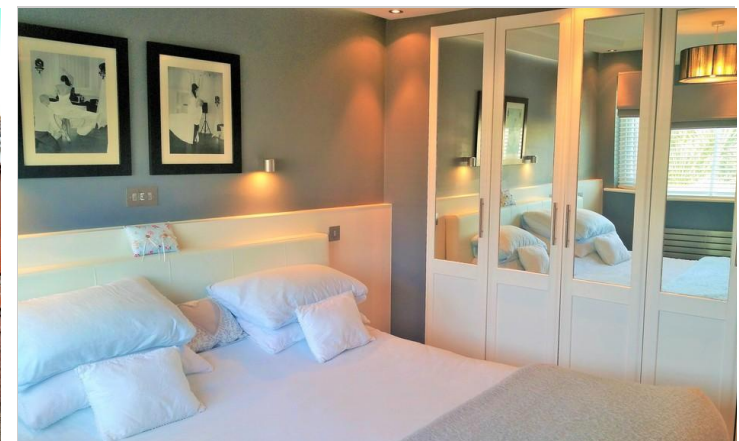
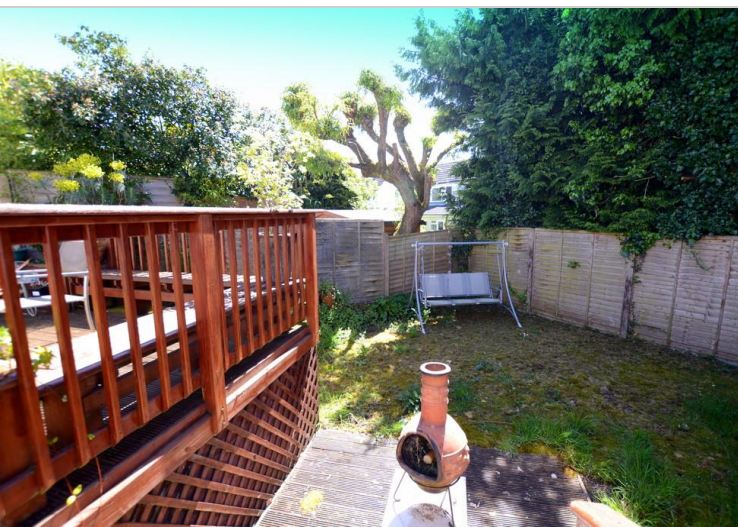
BATHROOM

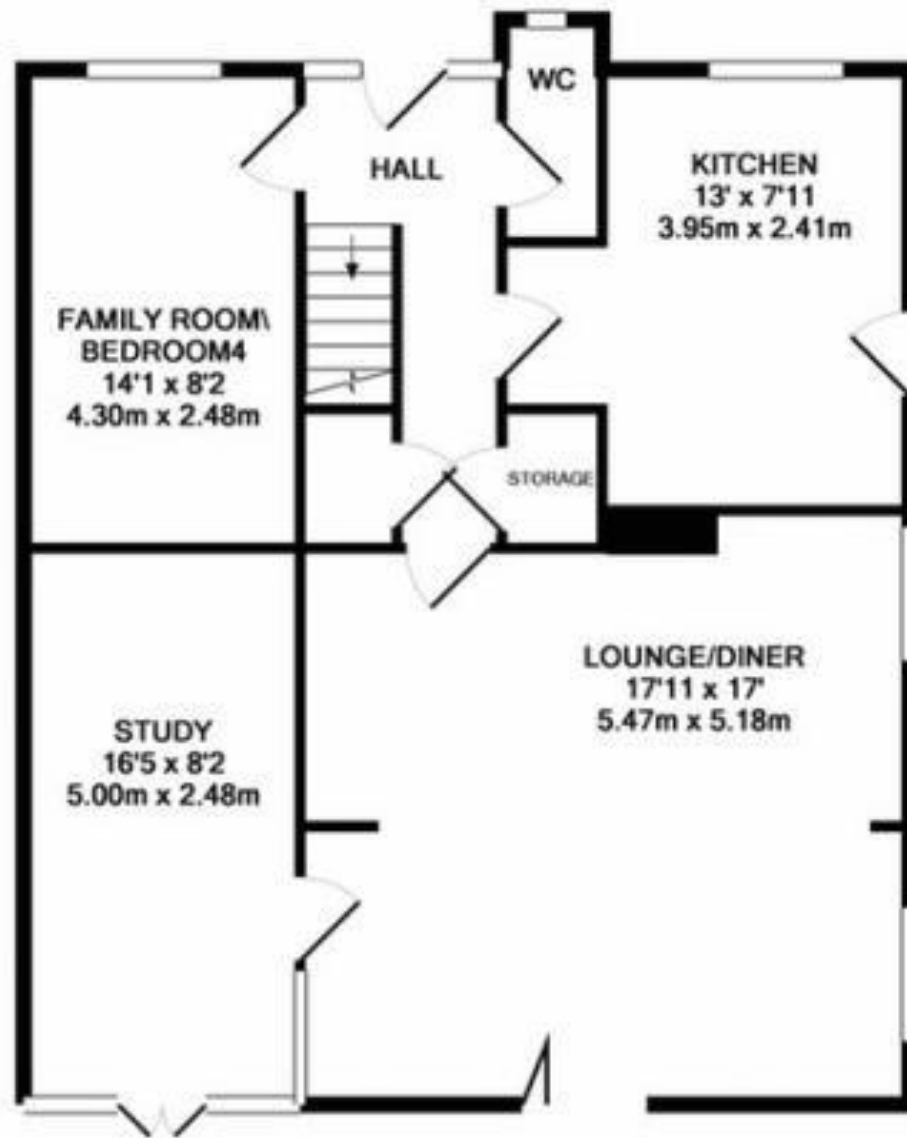
7' 10" x 7' 6" (2.41m x 2.31m)

LOUNGE/DINER

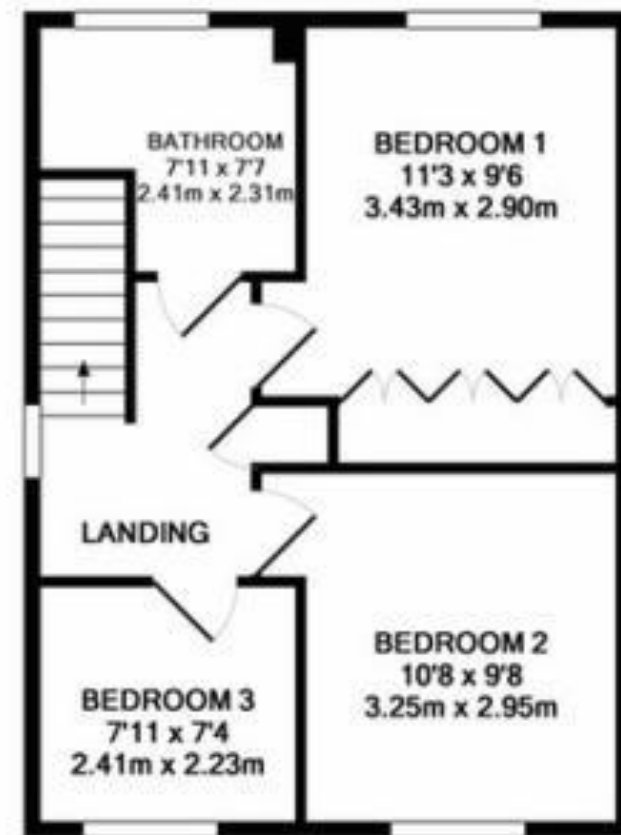
17' 11" x 16' 11" (5.47m x 5.18m)

DRAFT PARTICULARS AWAITING APPROVAL





GROUND FLOOR
APPROX. FLOOR
AREA 796 SQ.FT.
(73.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 SQ.M.)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/ conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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