

**2A Wyndham Road, Lower Parkstone,
Poole, BH14 8SH**

**£575,000
Freehold**



A rare opportunity to acquire an individual four bedroom detached house built C1980s enjoying a quiet location within a small cul de sac close to the centre of Ashley Cross. The property benefits from both spacious and versatile accommodation comprising entrance hall, cloakroom, sitting room, dining room, kitchen, utility room, four bedrooms, bathroom, en suite to the master bedroom and offers a buyer considerable scope for improvement by way of updating and possible reconfiguration. The rear garden is a particular feature of the property extending to approx. 100' in length and enjoys a high degree of seclusion and privacy.

LOCATION NOTE The property is situated in the sought after location of Lower Parkstone, a stones throw away from the popular bars, bistros and restaurants in Ashley Cross, plus a main line London railway station with a direct service to London Waterloo. The property is also in the catchment for Courthill and Baden-Powell Schools and the larger resort towns of Poole, Bournemouth and Sandbanks beaches are a 15 minute drive away respectively.

APPROACH Across a tarmacadam driveway with a raised threshold step, covered storm porch and front door to:

ENTRANCE HALL Staircase rising to first floor, panelled radiator, door to garage

CLOAKROOM Fitted with a coloured suite comprising low flush WC, wall mounted wash hand basin, double glazed side aspect window

GLAZED DOUBLE DOORS LEAD FROM HALLWAY Into:

SITTING ROOM 20' 4" into bay x 11' 8" (6.2m x 3.56m) Double glazed front aspect square bay window overlooking the front garden, two panelled radiators, glazed double doors through to:

DINING ROOM 10' 1" x 10' 0" (3.07m x 3.05m) Double glazed sliding patio door onto rear patio, panelled radiator, door to:

KITCHEN/BREAKFAST ROOM 11' 2" x 10' 0" (3.4m x 3.05m) Fitted with a range of built in units comprising base and wall mounted drawers and cupboards with complementary worksurface areas having ceramic tiled splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap, electric oven and hob with extractor hood above, panelled radiator, ceramic tiled walls, double glazed rear aspect window, door to:

UTILITY ROOM 10' 0" x 4' 11" (3.05m x 1.5m) Inset stainless steel sink unit with cupboards under, fitted worktop with ceramic tiled splashbacks, space and plumbing for automatic washing machine and tumble dryer, panelled radiator, wall mounted central heating boiler, door to rear garden

FIRST FLOOR LANDING Panelled radiator, loft hatch

MASTER BEDROOM 15' 3" x 14' 6" narrowing to 11' 3" (4.65m x 4.42m) Front aspect double glazed window, panelled radiator

EN-SUITE BATHROOM Coloured suite comprising panel enclosed bath, pedestal wash hand basin, low flush WC, ceramic tiled walls, panelled radiator, double glazed front aspect window

BEDROOM 2 13' 4" x 9' 0" (4.06m x 2.74m) Double glazed rear aspect window, panelled radiator

BEDROOM 3 10' 1" x 8' 0" (3.07m x 2.44m) Double glazed rear aspect window, panelled radiator

BEDROOM 4 10' 1" x 9' 1" (3.07m x 2.77m) Double glazed rear aspect window, panelled radiator

BATHROOM Coloured suite comprising panelled bath, pedestal wash hand basin, low flush WC, part ceramic tiled walls, double glazed side aspect window, panelled radiator



LAUNDRY CUPBOARD A walk in laundry/airing cupboard with fitted linen shelving, eaves storage and hot water cylinder.

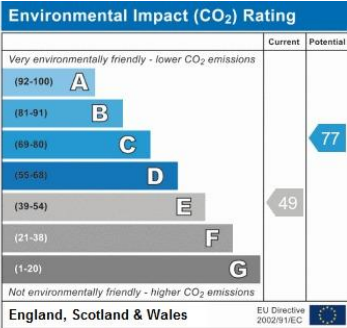
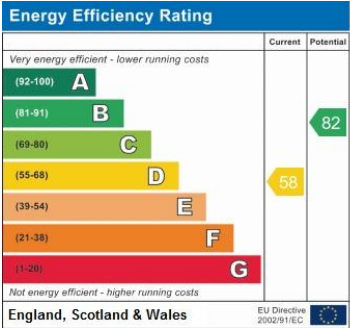
OUTSIDE - FRONT A Tarmacadam driveway provides off road parking for one car and gives access to a **SINGLE INTEGRAL GARAGE** with up and over door, power and light. A pathway extends across the front of the property and down one side giving access to the rear garden. There is a small area of lawn with a raised border enclosed by a low level ornamental brick wall

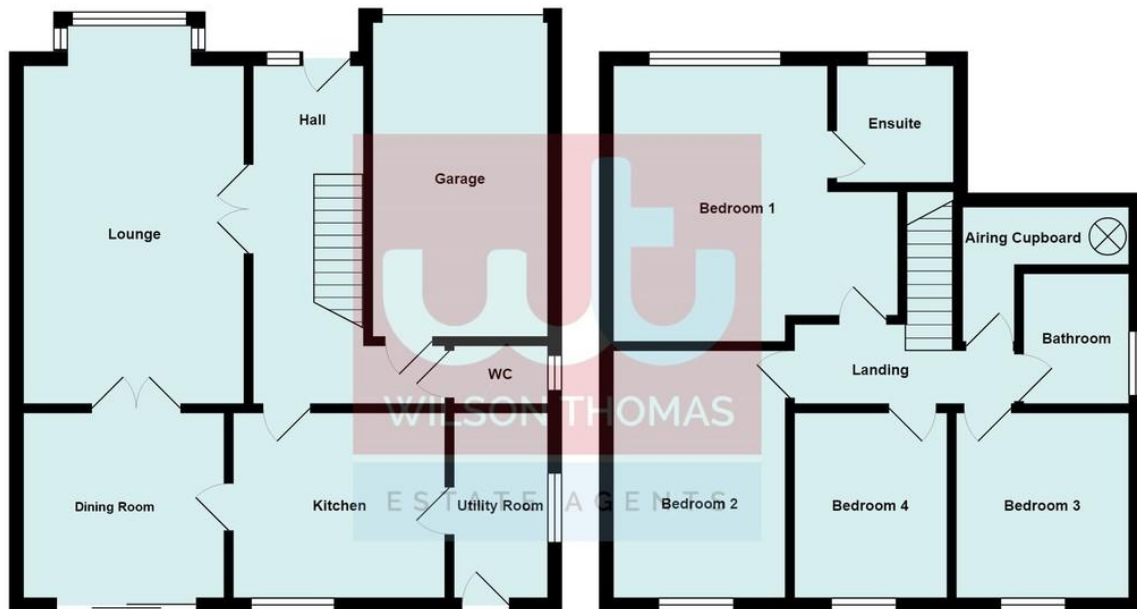
OUTSIDE - REAR The rear garden is a particular feature of the property extending to approx. 100' in length. A raised patio area abuts the rear of the house providing an ideal area for outdoor seating. The remainder of the garden comprises a generous area of lawn with a woodland area to the rear.

COUNCIL TAX BAND 'E' This information has been supplied by Poole Borough, 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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