

9 Springfield Crescent, Lower Parkstone, BH14 0LL



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What it's got.

If you are looking for a substantial family with lots of original features, charm and character then look no further! This property offers so much scope to extend and even offers distant views across to Poole harbour & the Purbeck hills beyond.

As soon you walk in you are greeted by a vestibule then onto a welcoming entrance reception with Karndean flooring, internal doors & stairs case. Starting off you have an impressive living room with feature Purbeck stone fireplace housing a working fire with alcoves either side and downlight, ideal for cosy nights on cold wintery nights. The two large dual aspect windows allow the natural light to flow through. This room easily houses grand furniture and make a lovely space for social gatherings. Wooden double opening casement doors lead through to a dining room/breakfast area with French doors leading onto the garden. From here a open square arch takes you to the kitchen. The bespoke solid wood kitchen with an Insinkerator offers a country feel with a substantial number of unites to eye and base levels, a wooden plate rack/dresser and built in range cooker. From the kitchen a door leads through to a large utility room and separate wc. A formal dining room/playroom/ study completes this floor.

Moving upstairs you find the master bedroom with en-suite cloakroom and four further double bedrooms. The main bathroom is good size boasting both corner bath and shower. From the front the room you will have the benefit of distant views across to Poole Harbour and the Purbeck hills beyond.

The rear garden is on two levels and has been landscaped to provide various seating areas together with lawn areas and raised flower bed borders. The garden is almost completely secluded due to mature trees and has a hard standing area at the top of the garden which can be utilised for the storage of a boat/canoe/wood (this can also be accessed via Cherry Close). There is a double length garage and driveway which provides off road parking for several cars/vehicles/boat/motor home.



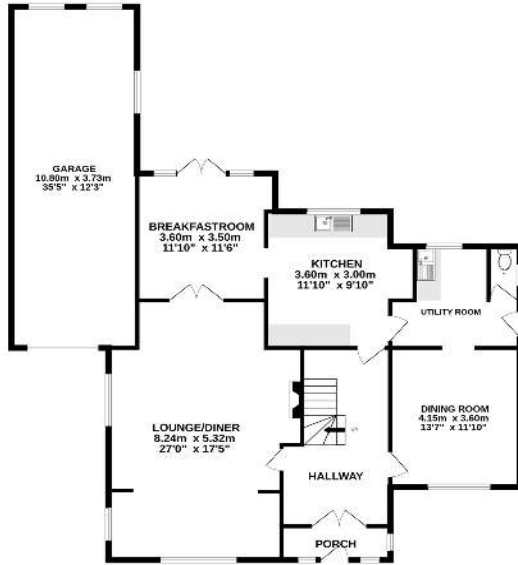


Where it is.

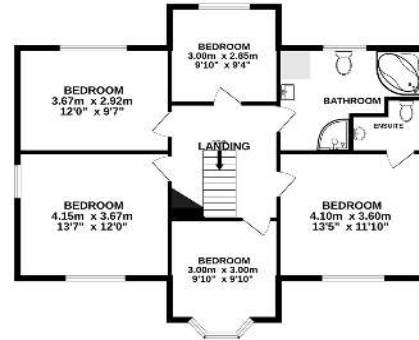
If you love Ashley Cross but don't necessarily want to be on the doorstep then the location of this property is the perfect solution. This quiet popular road is tucked away yet still only a few minute's walk to the cafes, bars, restaurants and amenities of the village. You can also walk to Parkstone train station which offers routes directly to Waterloo, London. Poole town centre and the award-winning beaches of Sandbanks are within easy reach too.



GROUND FLOOR
145.6 sq.m. (1568 sq.ft.) approx.



1ST FLOOR
83.1 sq.m. (894 sq.ft.) approx.



TOTAL FLOOR AREA : 228.7 sq.m. (2462 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 a guide for 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.

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Technical bits.

- Approx. 2462 Sq. Ft in accommodation
- Five bedrooms
- Three reception rooms
- Plenty of scope to extend and improve
- Garage and large driveway
- Energy Rating D
- Two bathrooms plus downstairs cloakroom
- Lots of original charm & character
- Close to Ashley Cross, local schools and train station
- Viewing come highly recommended

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.