

Spur Hill Avenue, Lower Parkstone, BH14 9PJ



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Katie  Fox
ESTATE AGENTS

What it's got.

Walking into this home you are instantly welcomed by the charm and character this property has to offer, with high ceilings & original 'tiger' wood doors. The wooden staircase has been fitted with bespoke storage and a door leads through to a utility room/WC.

Moving to the remainder of the ground floor, first you will find a cosy front living room with feature bay window, picture rails with a cast iron ornate fireplace and surround, a great space to retreat to in the evening. If you love to entertain & socialise, the 'L' shaped kitchen/diner/family room is most certainly the 'hub' of the house. With modern fitted kitchen housing integrated appliances, American style fridge/freezer, breakfast bar and ample cupboard space. The stylish flooring blends perfectly through to the dining/family area, which offers plenty of room for dining and living furniture with the working log burner setting off the room perfectly. The large bay window with French doors to the front and the double French doors to the rear garden allow the natural light to flow through.

Upstairs, the impressive landing boasts a large original stained glass window with original picture rails and doors to all rooms. The master suite is a good size, there is a feature bay window with bespoke shutters and a tastefully designed en-suite shower room. There are two further generous double bedrooms and the fourth bedroom is a good sized single, beds 2 & 4 both have fitted wardrobes behind mirror fronted doors. There is a modern family bathroom with a shower/bath.

Outside the garden is tiered on two levels. Starting off you have a large patio area, ideal for BBQ'S & get togethers. The remainder of the garden is laid to lawn, to the top end of the garden you will find a garden room/home office/bar with a raised timber decked area ideally placed to capture the afternoon/evening sun. To the side there is a detached garage behind double gates which leads to the front where you will find your off road parking and there is a small enclosed lawn area.





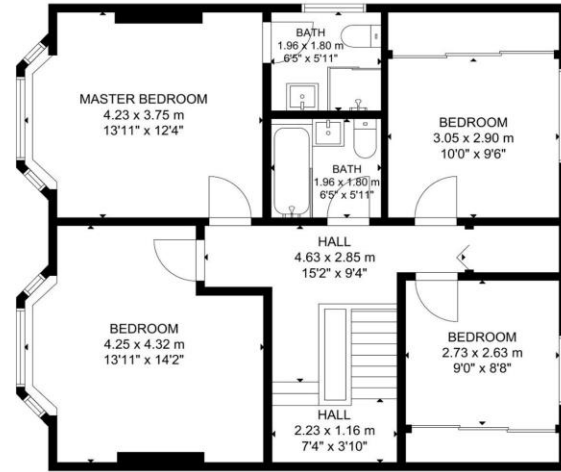
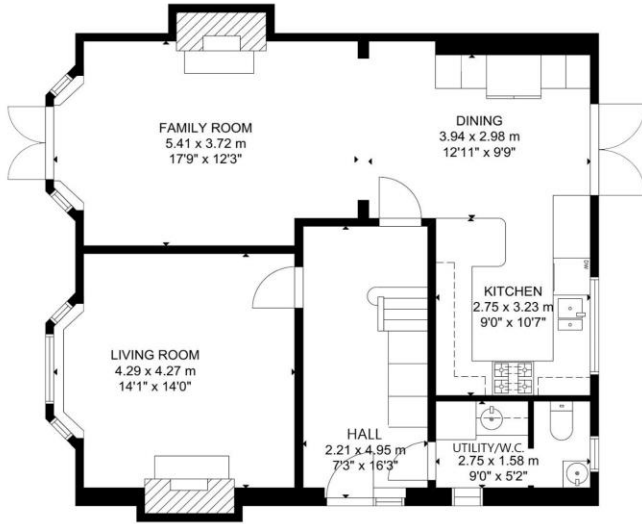
What the owner says.

"We have loved this amazing family home and have enjoyed updating it whilst keeping as many of the original features that we could. Creating the kitchen and living space was the best decision and it's really cosy with the log burner. The cabin is well placed in the garden to catch the afternoon and evening sun and is a great entertaining space. The road is really quiet, as are the neighbours! We will miss it but the children have now all left and it's time to downsize to something for the two of us and the occasional visitor."

Where it is.

Spur Hill Avenue is a popular residential road mainly with families. You can easily walk down to Penn Hill village with its array of trendy restaurants, 'Nick The Fish' chip shop, amenities and the award winning Mark Bennetts patisserie. From here you can walk to Branksome train station with direct routes to Waterloo, London. There is a pleasant walk from the house down to the beaches of both Branksome Chine & Canford Cliffs/Sandbanks. Both Poole & Bournemouth town centre are in easy reach.

SPUR HILL AVENUE, PENN HILL



FLOOR 2

Approximate Dimensions		
	Sq/Ft	Sq/M
Floor 1	835	78
Floor 2	812	75
Total	1647	153

Sizes and dimensions are approximate. Actual may vary

Katie Fox Estate Agents - 123 Commercial Road, Ashley Cross, Poole, BH140JD - Tel 01202 721999

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Technical bits.

- Approx 1647 sq ft in accommodation
- Energy rating – D
- Council tax band – F
- Open plan kitchen/diner/family room
- Four bedrooms
- Two bathrooms plus downstairs cloakroom
- Garden office/bar
- Detached garage & driveway
- Scope to extend/ convert the loft STPP
- Close to Penn Hill & Canford Cliffs villages & the beach

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.