

Queens Road, Lower Parkstone, BH14 9HF



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ESTATE AGENTS

What it's got.

You must not walk away from this deceptively spacious and extended detached family sized home.

On the ground floor level you will find to the front a cosy lounge with bay window, ideal for retreating to on a winters night.

Moving to the rear, if you love to entertain & socialise you will love impressive open-plan kitchen/diner which forms part of the extension with a comprehensively fitted kitchen, plenty of space of space for dining and even room for a sofa. With patio doors leading onto the garden. In addition on this level you will find a good sized office/hobbie/playroom which also accesses the garden.

Upstairs does not fail to disappoint with its own good sized Master bedroom suite with a contemporary en-suite bathroom. There are two further double bedrooms and a large contemporary shower room. NB: Please note the owners took out a bath but you could easily reinstall, if desired. There is also a loft.

The rear garden boasts a south facing aspect, perfect for those Spring/Summer bbq's. Decked steps from the kitchen french doors lead down to a patio area and in turn the lawn, surround & enclosed by panelled fencing.

The front is laid to paving providing off road parking for 2 cars plus on road parking.





What the owner says.

"We literally had no idea of what the area was like when we bought the house in 1990, but since that time, and having a family, we honestly couldn't have picked a better area for our children to grow up in. Every direction leads somewhere nice, i.e. New Forest, Purbecks, beaches and it's great to be able to walk to Penn Hill, Ashley Cross or Westbourne. The road has a lovely community feel and the neighbours are very welcoming. Everything is to hand, local shops, bars, restaurants and coffee shops. If we could downsize in the same road, we probably would!!"

Where it is.

Queens Road is an extremely popular location for families mainly due to its close proximity to Courthill Infant school (literally a few minutes walk away) and Alexandra Park. You are conveniently located with local amenities & shopping facilities within walking distance. Branksome & Parkstone train stations are in easy reach and both Poole & Bournemouth town centres/beaches are an easy drive or cycle away.



GROSS INTERNAL AREA
 FLOOR 1: 615 sq. ft, 57 m², FLOOR 2: 634 sq. ft, 59 m²
 EXCLUDED AREAS : PATIO: 253 sq. ft, 23 m²
 TOTAL: 1249 sq. ft, 116 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Technical bits.

- Approx 1249 sq ft
- Energy rating – C
- Council tax band – C
- Three double bedrooms
- Two bathrooms (En-suite)
- Rear extension
- South facing garden
- Off road parking for 2 cars
- Close to shops and bus routes
- Courthill Infant & Baden Powell Junior school catchment

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.