

Parkstone Avenue, Lower Parkstone, BH14



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What it's got.

Welcome to this stunning four bedroom chalet bungalow. As you step inside, you are greeted by a spacious hallway with the natural light flowing through inviting you to see more.

Starting off with the stylishly decorated and tastefully designed open plan kitchen/family room, perfect for hosting gatherings or relaxing with loved ones. The kitchen boasts modern appliances, sleek countertops, and ample storage space, making it a chef's delight. There is plenty of room for a dining table & chairs and even a sofa! The bi-folding doors allow you to effortlessly enter the garden. You also have a separate lounge offering a cosy retreat for quiet moments of relaxation with a feature bay window.

The layout includes three double bedrooms and one single, with one located on the ground floor, providing flexibility for various living arrangements. Each bedroom is thoughtfully designed and finished to a high standard, offering a serene sanctuary to unwind. There are three modern bathrooms, one being on the ground floor and one en-suite to the master bedroom.

The garden has been landscaped to provide ease of maintenance with a large patio, large lawned area and surrounded by mature tree and shrub borders. In the summer the garden is an extension of home and great for BBQ'S, entertaining and socialising. From here you access a large workshop/garden room provides additional space for hobbies, storage, or potential creative pursuits. Outside, the property offers off-road parking for several cars, ensuring convenience for homeowners and guests alike.

Recently renovated and modernised throughout, this home showcases a seamless blend of contemporary features and timeless elegance. From the high-quality fixtures to the meticulous attention to detail, every aspect has been carefully considered to create a harmonious living environment.





What the owner says.

"We originally purchased the property due to loving the road and the houses position in proximity to the local schools, train station and Ashley Cross/Penn Hill. The garden is a good size and gets a lot of sun. Over the past 7 years, we have renovated and extended the property which still has lots of potential. We have enjoyed many BBQ's and pizza evenings in the garden and open style kitchen. We will be sad to leave and have fond memories of this house."



Where it is.

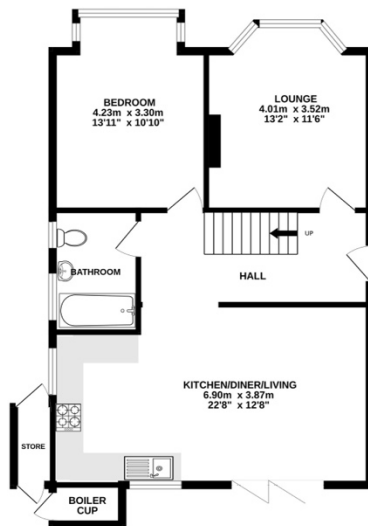
In addition to its captivating interior, this property benefits from a desirable location within the catchment area of reputable schools of Courthill Infants & Baden & Powell & St Peters Junior school, making it an ideal choice for families seeking educational opportunities for their children. The road itself is extremely sought after with it being within easy reach of both Penn Hill & Ashley Cross urban villages & their train stations with direct and regular routes to Waterloo, London. Poole & Bournemouth town centres are an easy drive away and the award-winning beaches of Sandbanks are nearby too.



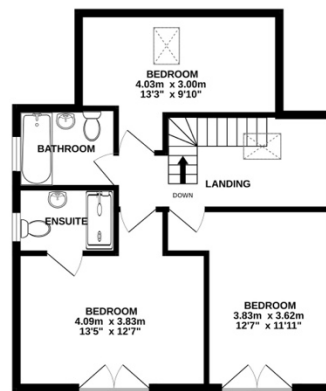
EXTERNAL
16.3 metres (53ft 6in) approx.



GROUND FLOOR
68.8 metres (226ft 0in) approx.



1ST FLOOR
48.6 metres (159ft 6in) approx.



TOTAL FLOOR AREA: 134.7 sq.m. (1450 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 such by 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 1450 Sq.ft in accommodation
- Council tax band - D
- Three bathrooms
- Recently renovated & modernised throughout
- Off road parking for several cars
- Energy Rating - C
- Three double bedrooms and one single (one on the ground floor)
- Open plan kitchen/family room plus separate lounge
- Lounge workshop/garden room
- Courthill infant & Baden Powell & St Peters Junior school catchment

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