

Doulton Gardens, Lower Parkstone, Poole, BH14 8RG



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# What it's got.

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Walking in you are presented with a stylish & tastefully decorated home where the natural light flows through. There is a modern kitchen boasting a range of cupboards and ample work top surfaces. The lounge/diner is a great space with patio doors onto the garden and plenty of space for dining & living furniture. A downstairs cloakroom completes this level.

Moving up to the first floor you will find a good sized bedroom with an en-suite shower room. There are two further bedrooms and the main family bathroom. The top floor is where you will find the generous master suite with en-suite and lots of eaves storage.

The South facing garden has been designed for ease of maintenance with artificial lawn and neat flower bed borders. If you love to entertain, BBQ and socialise you will love this garden in the summer months. There is a driveway to the front with garage which benefits from light & power and door to rear which accesses the garden.







## What the owner says.

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“We have loved living here for the past 6 years and have added a dog and a toddler to our family during this time. Every day we enjoy the short walks to Whitecliff or Poole Park and have found Doulton Gardens perfect for us thanks to the neighbours, views and feeling of security. There is even a glimpse of the harbour from the top bedroom! We will leave with very happy memories of our home.”



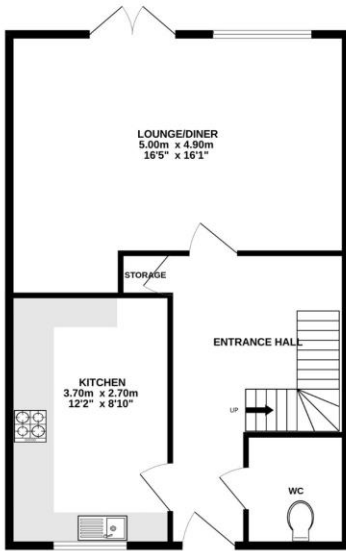
## Where it is.

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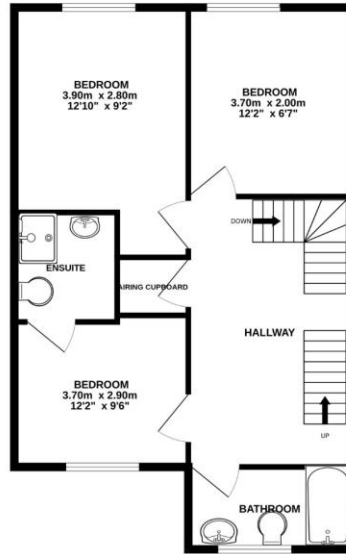
Due to its easy access to the local parks, Harbourside, schools, beach, town centre and Ashley Cross, Whitecliff is quickly becoming a popular hotspot to live in. Whitecliff itself has a small parade of amenities including convenience store, butchers and ironmongers. Coast is a pleasant cafe ideal for breakfast and lunch. Ashley Cross can be walked to with its array of boutique shops, amenities, coffee shops, trendy bars and bistros. Parkstone train station is approximately 10 minute's walk away and offers direct lines to Waterloo, London. The award winning beaches of Sandbanks can be driven, cycled or walked to.



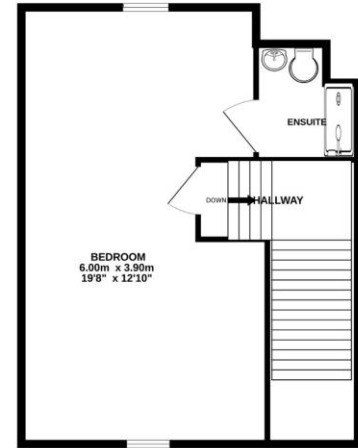
GROUND FLOOR  
78.7 sq.m. (847 sq.ft.) approx.



1ST FLOOR  
76.8 sq.m. (827 sq.ft.) approx.



2ND FLOOR  
65.0 sq.m. (699 sq.ft.) approx.



TOTAL FLOOR AREA : 220.5 sq.m. (2374 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. 2374 sq ft of accommodation
- Three storey town house
- Energy Rating – C
- Well presented throughout
- Four bedrooms
- Three bathrooms plus downstairs cloakroom
- South facing garden
- Lilliput & Baden Powell school catchment
- Walking distance to Ashley Cross/Parkstone train station and Whitecliff
- Garage & driveway

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.