



HEARNES

WHERE SERVICE COUNTS

**Harbour View Road, Lower Parkstone
Poole, Dorset BH14 0PE**

Harbour View Road, Lower Parkstone, Poole, Dorset, BH14 0PE

Freehold Price £765,000

An impressive and versatile home offering 5 bedrooms, 3 reception rooms, and 4 bathrooms having been extended and incorporating a self-contained annexe and a brand new fitted kitchen to the main house. The annexe is set over two floors, with a separate kitchenette, bathroom, and entrance while still being connected to the main house.

The property is set on an elevated plot, in the sought-after location of Lower Parkstone with a beautiful, well-stocked garden. The current owners have been in residence for the past 32 years and have enjoyed living in this spacious 1930's character family home. At the rear of the property, overlooking the 40ft rear garden, is a kitchen/dining/day room and conservatory which is ideal for family gatherings and forms the hub of the home. The newly fitted kitchen by 'kitchen elegance' has a feeling of space with light grey ash effect flooring throughout, solid grey quartz worktops, plenty of storage and integrated Neff appliances including an eye level double oven and plate warming drawer.

The cleverly thought out annexe is accessible from the kitchen/diner as well as having its own private entrance and access on to the garden. There is also access via a Jack and Jill bathroom on the first floor. This light and spacious home has been designed with a range of larger windows, affording a bright and airy feel throughout. Additional benefits include gas central heating via radiators, underfloor heating in the kitchen/diner, conservatory and entrance hall, double glazing and solar panels (which were installed approximately three years ago).

The current owners have remarked that they often walk to Ashley Cross which is around half a mile away. They enjoy the choice of independent shops set around the green, and the thriving café culture to be found there. Just a mile further down the road is the lovely Whitecliff family park, with harbourside walks leading through Poole Park to Poole Harbour, with its range of shops, restaurants, and bars.

COUNCIL TAX BAND: F

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

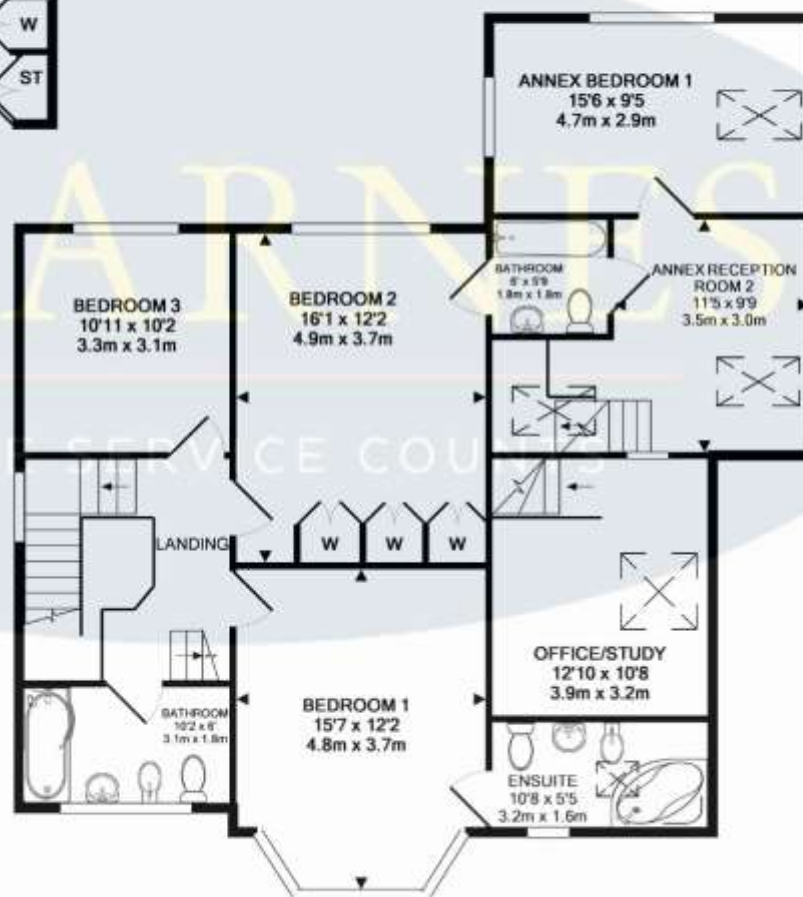






TOTAL APPROX. FLOOR AREA 2696 SQ.FT. (250.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2018







Ashley Cross



Poole Quay

HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE