



3 Constitution Hill Road, Lower Parkstone, Poole BH14 0QB
Guide Price £715,000 Freehold





**** WONDERFUL FAMILY HOME **** A generously proportioned family residence situated behind the road on an expansive plot, conveniently positioned near Seaview Viewpoint. The current owners have maintained the property with care, ensuring its excellent presentation throughout. Upon entry, a spacious hallway provides access to all main rooms. Towards the rear of the house, a contemporary kitchen with an expansive dining area overlooks the garden and grants access to the patio and a separate utility room. The primary living space is generously sized, offering elevated vistas of Poole Harbour. Additionally, a sizable ground-floor bedroom, currently serving as a playroom or office, and a family bathroom with a walk-in shower are located on this level. Upstairs, two more double bedrooms with ample storage and a shower room await. Outside, a well-maintained driveway accommodates multiple vehicles, while the sunny and secluded garden features access on both sides, sheds, a powered home office, and a detached single garage.

Porch:

Entrance Hallway:

Kitchen/Breakfast Room:

6.18 x 3.74 (20'3" x 12'3")

Lounge:

6.44 x 4.60 (21'1" x 15'1")

Downstairs Bathroom:

Downstairs WC:

Master Bedroom:

5.24 x 3.54 (17'2" x 11'7")

Bedroom Two:

4.94 x 3.74 (16'2" x 12'3")

Bedroom Three:

4.30 x 3.98 (14'1" x 13'0")

Upstairs Bathroom:

Tenure

Tenure: Freehold

Postcode: BH14 0QB

EPC: E

Council Tax: E

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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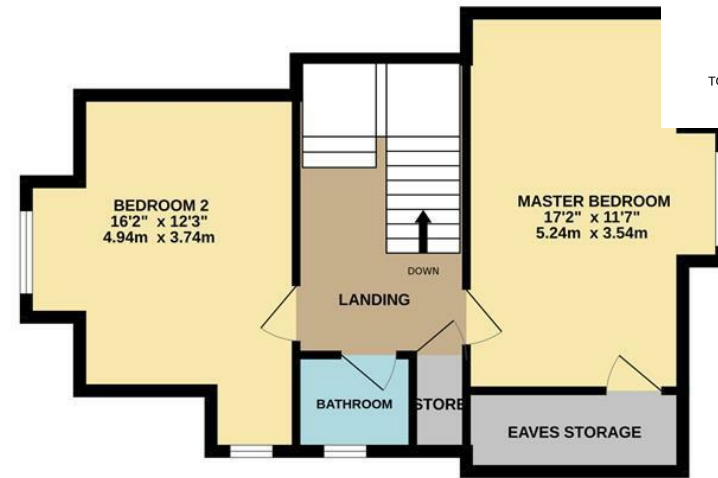




GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



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TO SEE ALL OF OUR PROPERTIES

TOTAL FLOOR AREA : 1588 sq.ft. (147.6 sq.m.) 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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All room dimensions given above are approximate measurements

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