



Lower Parkstone

Poole BH14

Guide Price £375,000

"When we first moved to Florence Road we had a two week old baby and were excited about all the adventures that lay ahead. Over the following 5 years this has played out with first steps, family arrival number two, starting school and enjoying everything that life in Poole has to offer. Florence Road has been a fantastic location for us as a family with a walk, run or bike through the woods to the beach, convenience for local shops, commuting to work in Southampton, some great nearby restaurants and bars, and a wonderful local school for the children. The house itself has done everything we have asked and more and been a brilliant home for us all, with enough space for friends and family to visit. It has been a wonderful and easy place to live and we hope the next owner will make as many happy memories."

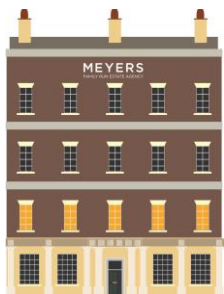


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Summary of Features

- > An End Of Terrace Cottage
- > Character Property
- > Three Double Bedrooms
- > Vendor Suited
- > Detached Garage
- > Southerly Rear Garden
- > Baden Powell Middle and Courthill Infant School Catchment
- > Walking Distance To Ashley Cross & Parkstone Train Station



Description

Built in circa 1900 this well-presented end of terrace cottage retains many character features, while offering bright and spacious accommodation throughout. The property retains many original style features such as stripped wooden floors and cast-iron fireplaces and comprises a lovely, light open plan lounge/diner with a step down to a modern style fitted kitchen, overlooking the southerly facing rear garden. With the bedrooms situated over two floors, you will find two double bedrooms and a family bathroom on the first floor, with an additional double bedroom on the second floor with some sloping ceilings. Outside, the south facing rear garden benefits from a patio area with the remainder laid to lawn with rear access, and a detached garage situated at the rear of the garden, accessed via a side road. This property is located in the Courthill infant and Baden Powell Middle School catchment area and is reasonably equidistant between Penn Hill and Ashley Cross's popular bars and desirable restaurants. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo, South West train service.

Entrance

Open storm porch with glazed and timber door into entrance area.

Open Plan Living Area

28' 3" x 14' 1" max (8.6m x 4.3m max)
A spacious and light room, combining the lounge through to a dining area and is dual aspect with a double-glazed bay window to the front elevation and double-glazed window to the rear elevation. The room also offers original style stripped pine flooring, smooth set ceiling, double radiator, an original style feature fireplace with tiled hearth and a painted, cast iron surround. From here, there are returning stairs to the

first-floor accommodation with two, separate under stairs storage cupboards with one housing the electric fuse board and meter. The room leads through to the separate kitchen down a single step.

Kitchen/Breakfast Room

14' 9" x 8' 6" (4.5m x 2.6m)

Dual aspect with double glazed windows to both the side and rear elevation with a double-glazed door allowing access into the rear garden. The fitted kitchen comprises base units to three walls with roll top work surfaces over, a stainless steel single bowl and drainer inset with mixer taps over, an integral 4 ring gas hob with electric oven under and extractor hood over, space for washing machine, space for a dishwasher and space for an upright fridge/freezer. The floor is tiled where visible and there is also a wall mounted "Worcester" combination heating boiler (fitted in 2014).

First Floor Landing

A split-level landing with doors to the family bathroom, and both bedrooms 1 and 2 with further stairs to the second floor.

Master bedroom

11' 10" x 11' 6" (3.6m x 3.5m)

Two double glazed windows to the front elevation allow the room to flood with natural light. There are also mirror fronted wardrobes to one entire wall with a combination of folding and hanging storage within, a double radiator, and smooth set ceiling.

Bedroom 2

11' 2" x 8' 6" (3.4m x 2.6m)

A double-glazed window to the rear elevation, original style cast iron fireplace, a double radiator, and smooth set ceiling.

Family Bathroom

8' 6" x 8' 6" (2.6m x 2.6m)

A frosted, double-glazed window to the rear elevation. A modern suite including a panel enclosed corner bath, low level WC, a wall mounted wash basin with vanity storage under and a walk-in shower cubicle with power shower within, adjacent to a chrome style heated towel rail and laminate style flooring.

Second Floor Accommodation

A small landing area with a door into bedroom 3 and a double-glazed Velux window to the rear elevation.

Bedroom 3

14' 5" x 11' 2" with some sloping ceilings (4.4m x 3.4m)

A double-glazed Velux window to the rear elevation, double radiator, two short doors into eaves storage, painted wooden floors and a double radiator.

Rear Garden

With a southerly aspect, there is a paved patio bordering the rear elevation of the property which in turn leads onto a small lawned area with a stepping stone style path to a detached garage at the end of the garden. The garden has an outside tap and is enclosed by feather edge timber fencing with a gate allowing access from the adjacent side road.

Front

A small stoned area borders the front elevation of the home with a hardstanding pathway leading to the front open porch, mainly bordered by a brick built retaining wall.

Garage

A detached building, situated along the rear of the garden with power and light and accessed from the side road adjacent to the property.



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Directions

Head north-west towards Station Rd and Turn left onto Station Road. Turn right onto Commercial Rd/A35 and continue to follow A35 for approximately 0.6 mi. Turn right onto St. Osmunds Road then turn left onto Florence Road. The property will be on the right hand side at the end.

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