

4 Felton Road, Lower Parkstone, Poole, BH14 0QS

Situated within an extremely popular cul-de-sac development a short distance away from Ashley Cross lies this impressive four bedroom detached family house. This wonderful family home is set within the favoured Baden-Powell school catchment and offers generous size living accommodation.

EPC: 68 Council Tax Band: F

 **4**
 **1**
 **2**





Key Features

- GENEROUS SIZE DETACHED FAMILY HOME
- ENTRANCE HALLWAY & GROUND FLOOR CLOAKROOM
- SPACIOUS LOUNGE LEADING TO CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- SEPARATE DINING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- LARGE DRIVEWAY & DOUBLE GARAGE
- SUNNY ASPECT REAR GARDEN
- POPULAR DEVELOPMENT

The Property

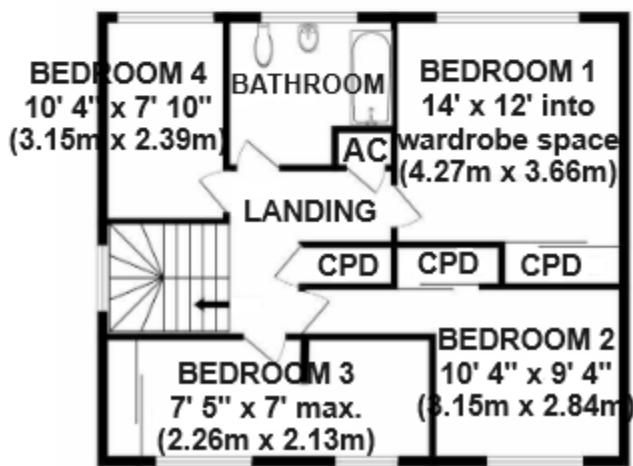
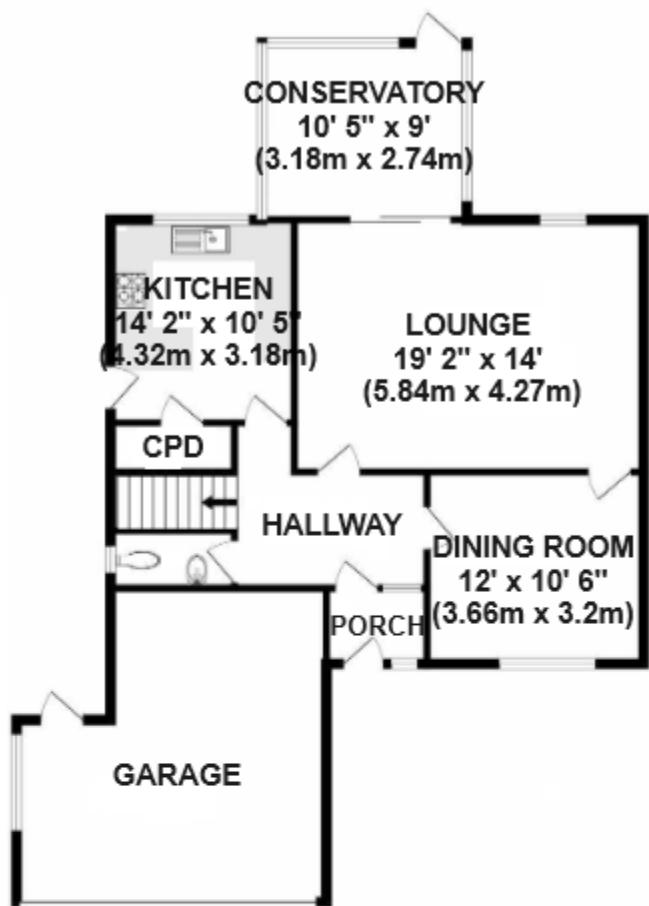
Upon entering there is a good size hallway serviced by a cloakroom. Doors then lead off to an extensive light and airy sunny aspect lounge with a sliding patio door providing access into the sun conservatory. To the front there is a separate dining room and a stylish modern fitted kitchen/breakfast room leading to a lean-to down the side of the house.

On the first floor you will find four bedrooms and a modern fitted family bathroom with the opportunity to create a larger second bedroom by removing the

partition wall between here and what is currently bedroom three.

Outside there is a spacious block paved driveway providing ample off road parking and this leads up to a double garage with the rear garden enjoying a sunny southerly aspect.

There is excellent public transport close by with a mainline London railway station in Ashley Cross village, and the centre of Poole is a short drive away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

