



14 Powell Road, Lower Parkstone, Poole BH14 8SG

Set on a generous corner plot near Ashley Cross, this beautifully presented roomy home offers adaptable living accommodation. The ground floor features a master suite with garden access, office and utility, whilst upstairs boasts a light-filled open-plan living space leading to a south west-facing balcony with views towards Poole Harbour and the Purbecks. Two further double bedrooms and a family bathroom complete the current layout. With a large driveway and two double garages (ideal for annex conversion or additional accommodation potential of 250 sq ft), this rare find combines style, space and future potential.

EPC: 86 Council Tax Band: F Price: £800,000 Freehold







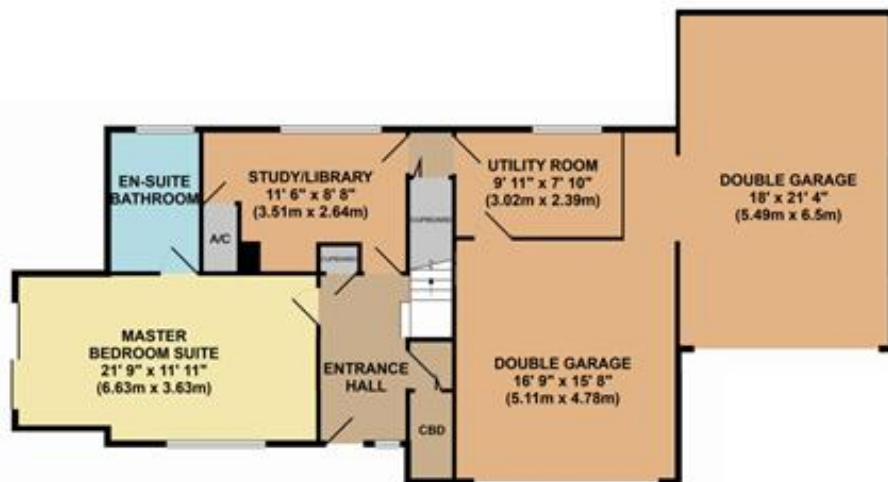
Key Features

- DETACHED FAMILY HOME ON LARGE CORNER PLOT
- EXCELLENT CONDITION THROUGHOUT MODERNISED IN 2013
- OPEN PLAN LIVING/DINING/KITCHEN
- THREE DOUBLE BEDROOMS WITH EN-SUITE TO THE MASTER BEDROOM & ACCESS TO THE LOWER GARDEN
- 15 NEW SOLAR PANELS WITH 2 X 5KW BATTERIES
- SOUTH WEST FACING BALCONY WITH VIEWS TOWARDS POOLE HARBOUR & THE PURBECK HILLS BEYOND
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING. NEW BOILER
- TWO DOUBLE GARAGES & DRIVEWAY (ANNEX OR ADDITIONAL ACCOMMODATION POTENTIAL OF APPROX. 250 SQ FT)
- POPULAR & CONVENIENT LOCATION CLOSE TO ASHLEY CROSS, PARKSTONE STATION, WHITECLIFF & BADEN POWELL

The Property

Upon entering you are greeted by a generous size welcoming entrance hallway. There is a coat cupboard with an unused doorway to the first double garage (possible annex access) and an additional storage closet. From the ground floor, doors lead off to a wonderful spacious master bedroom, with a great size en-suite shower room and a sliding patio door leads out onto a lower part of the garden enjoying a high degree of privacy and seclusion. There is a study/library (possible bedroom 4) with airing cupboard housing the recently installed Worcester boiler and this then leads through to the utility room and then into the two large double garages. The garages, with electronically operated doors and utility, have annex or an approx. 250 sq ft of additional accommodation potential (converting the first garage only) and currently contain the equipment and batteries for the solar panels. This is an

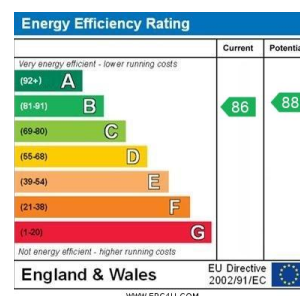
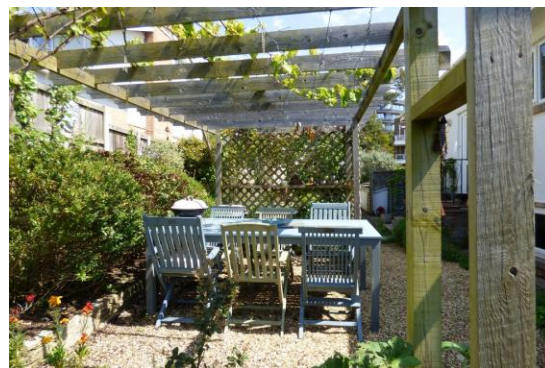
amazing space for car and motorbike enthusiasts. Upstairs there is a superb light, bright and airy lounge/kitchen/diner with a log burner and a south west facing balcony offering fantastic sunsets and far-reaching views of Poole Harbour and the Purbeck Hills. From the landing there are two further large double bedrooms both with fitted wardrobes, and a family bathroom completes the current layout. Outside the gardens have been thoughtfully laid out to create several distinct areas to include a Mediterranean style dining part complete with pergola and grape vines, a wildflower garden, vegetable patch with greenhouse. There is a 'secret' courtyard style garden and there are apple, pear, fig, and olive trees. The driveway offers ample off-road parking for cars or boats and next to the garage is an EV charging point.



GROUND FLOOR



FIRST FLOOR



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.

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