22 Alton Road
Lower Parkstone
Poole,
BH14 8SN

LLOYDS
PROPERTY GROUP

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BH14 8SN

Guide price £1,100,000

This impressive home sits in one of Lower Parkstone's most premier roads and offers 4 double bedrooms, 2 bathrooms, 2 reception rooms, utility room and garage. Private and well set back from the road, with a generous amount of parking and a secluded south facing rear garden makes this a great family home with room for further improvement if desired.

Summary of Accommodation

South facing garden
Sold with no forward chain
Generous driveway with garage
Landscaped gardens and grounds
Close to a wide range of amenities
Catchment area for Baden Powell School
Four double bedrooms and two bathrooms

This impressive home extends to over 1,700 sq ft including an integral garage, and offers a choice of reception rooms including a well appointed kitchen with breakfast bar with far reaching views over the rear garden. The south facing garden is accessed via the outdoor staircase which is adjacent from the dining room.

Leading downstairs four double bedrooms are on offer including a generous principle bedroom with en-suite shower room and separate family bathroom. This unique family home is generous in size and offers contemporary features throughout.
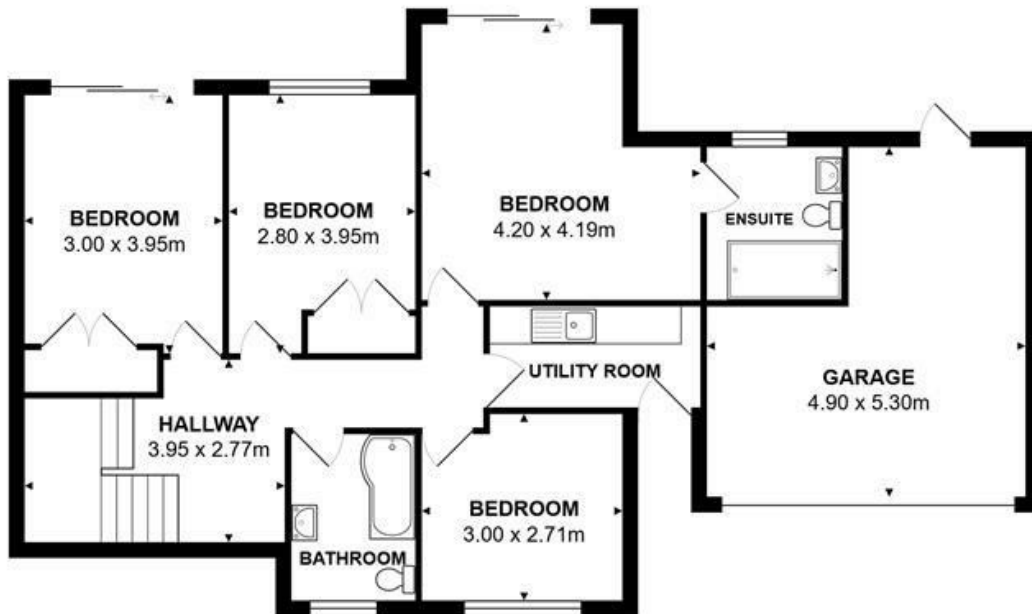
Outside the house is well set back from the road, offering privacy with a substantial front driveway and manicured gardens. To the rear the south facing, level garden offers a great space for family / social gatherings with an interesting mixture of trees.

Lilliput village is a short distance away, offering a plethora of shops and restaurants. A short distance beyond are the golden beaches the area is well renowned for.

BALCONY

LOUNGE
5.87 x 4.50m

KITCHEN/ DINING ROOM
3.02 x 6.96m

HALLWAY
5.83 x 2.18m

A/C

WC

GROUND FLOOR

BEDROOM
3.00 x 3.95m

BEDROOM
2.80 x 3.95m

BEDROOM
4.20 x 4.19m

ENSUITE

GARAGE
4.90 x 5.30m

UTILITY ROOM

HALLWAY
3.95 x 2.77m

BATHROOM

BEDROOM
3.00 x 2.71m

LOWER GROUND FLOOR

Total Area: 161.5 m² (excluding balcony)

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

22 Alton Road

LOCATION

BH14 8SN

TOTAL FLOOR AREA

1732.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

Illustration for identification purposes only, measurements are approximate, not to scale