

PS

17 Frankland Crescent, Lower Parkstone, Poole - BH14 9PX

£1,195,000

PS







# 17 Frankland Crescent, Lower Parkstone

## Poole

This beautifully refurbished five-bedroom detached residence on popular Frankland Crescent, Penn Hill, seamlessly combines contemporary elegance with modern functionality, offering an exceptional living experience in a prime location.

- Luxurious open plan living / dining room
- 2 further reception rooms
- Utility room
- 5 double bedrooms
- Ensuite to principal bedroom + family bathroom + shower room
- Integral garage suitable for bike storage
- Fully refurbished throughout
- Level rear garden
- More than 2000 sqft
- No forward chain
- \*Images with furniture are CGI.



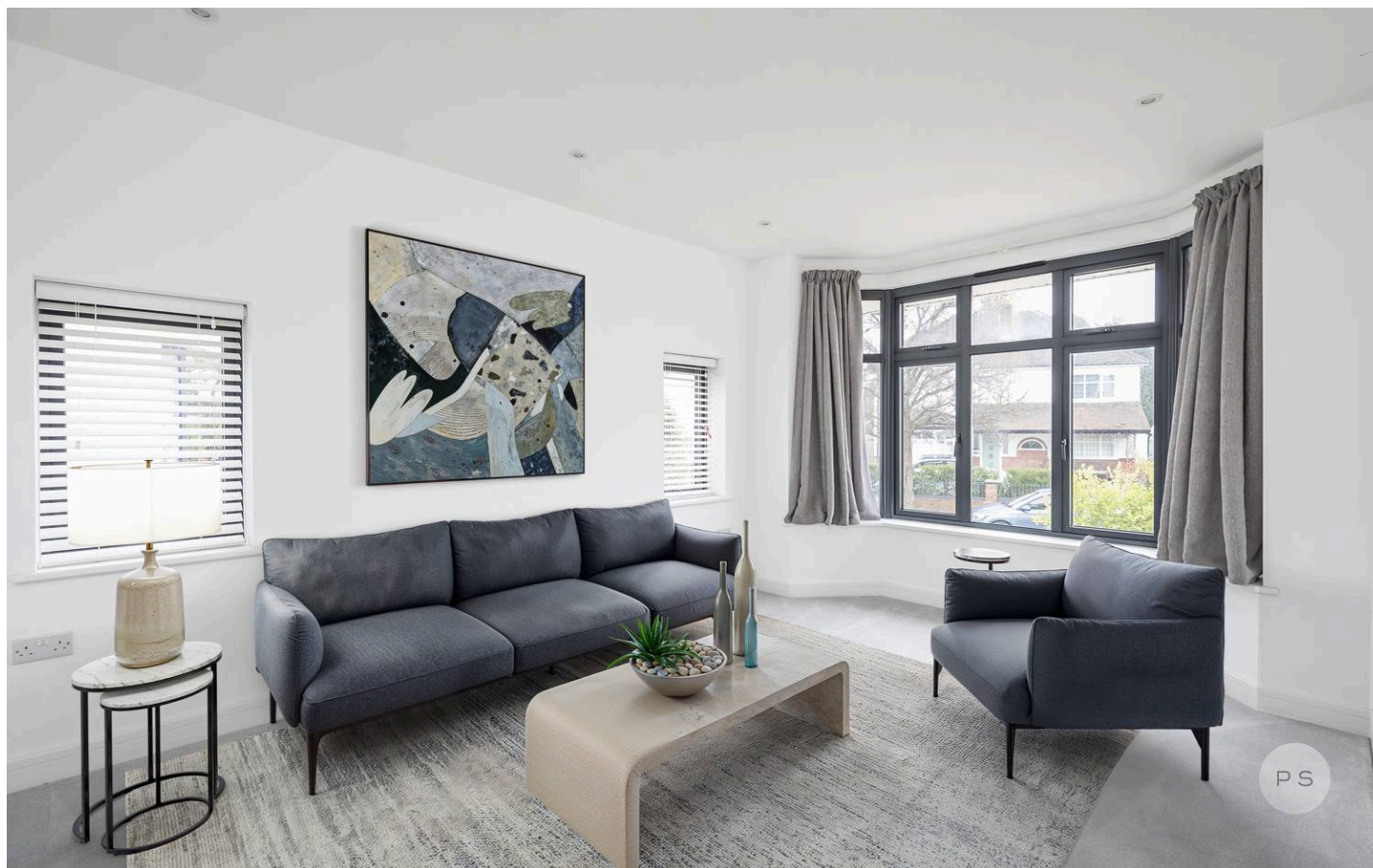


At the heart of the property lies an expansive open-plan kitchen, dining, and living area, thoughtfully designed to be the sociable hub of the home. Featuring a central island with a breakfast bar, premium Neff appliances and a log burner, this versatile space opens through bi-fold doors to a landscaped garden with a patio area, creating the perfect setting for entertaining or relaxing. The property also benefits from two additional reception rooms, ideal as a cosy lounge, study or playroom, offering flexibility for family or professional needs. The first floor accommodates three generously proportioned bedrooms, including a luxurious principal suite with a private ensuite, alongside a sleek family bathroom. The top floor provides two further spacious bedrooms and a contemporary shower room, ideal for guests or growing families. Finished to an exceptional standard throughout, the property boasts high-quality fittings and finishes, complemented by a newly installed central heating system for year-round comfort. Additional features include a utility room, an integral garage providing excellent storage options, and a private driveway with parking for several vehicles. Offered with no forward chain.

#### Location:

This property is located in a highly desirable and quiet residential area, offering a peaceful setting while remaining within close proximity to Branksome Beach via the Chine footpath and the fashionable shops, restaurants, and amenities of Penn Hill Village. Parkstone and Branksome Train Stations provide direct links to London Waterloo in approximately 2 hours, making this home ideal for commuters or those seeking easy access to the capital. Furthermore, the property falls within the catchment of the over popular Baden-Powell & St. Peter's CE Junior School and Poole High School, and is a short walk from the private school bus stop in Penn Hill, making it an outstanding choice for families and professionals seeking a sophisticated, move-in-ready home.

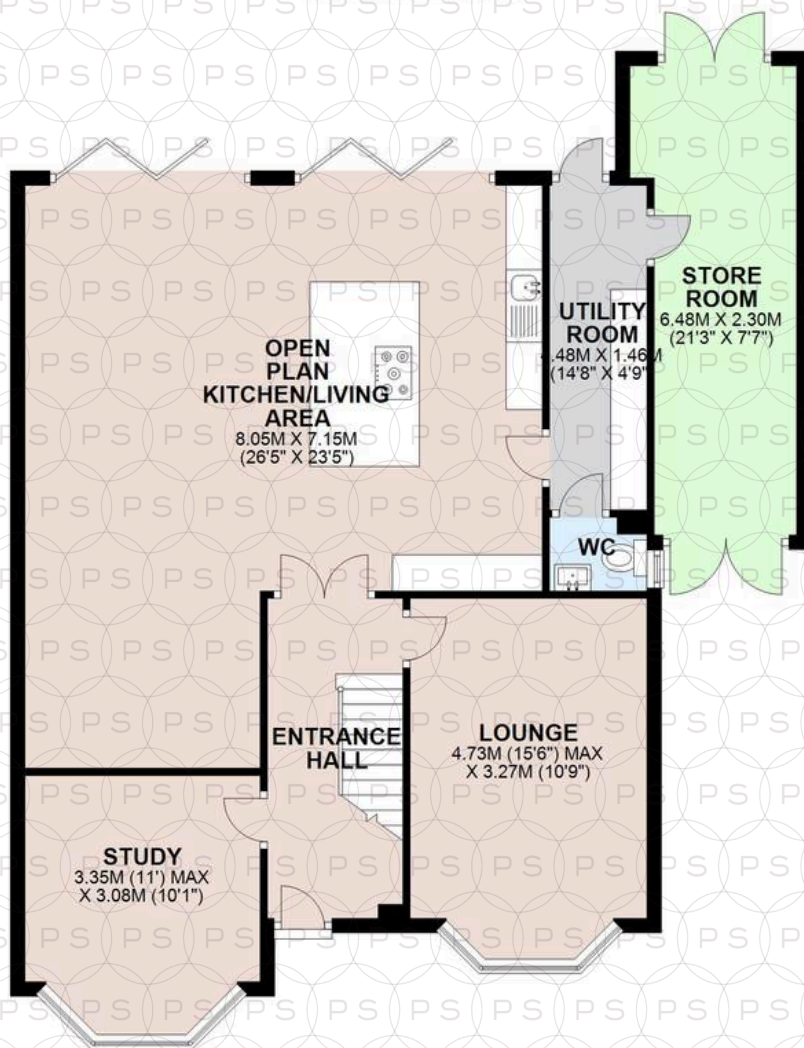
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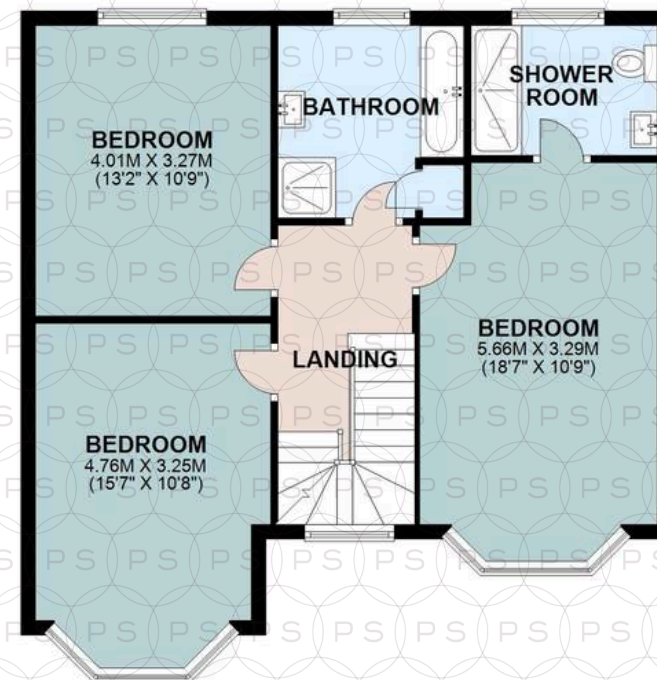
## GROUND FLOOR

MAIN AREA: APPROX. 90.7 SQ. METRES (975.8 SQ. FEET)  
Plus garages: approx. 13.3 sq. metres (142.9 sq. feet)



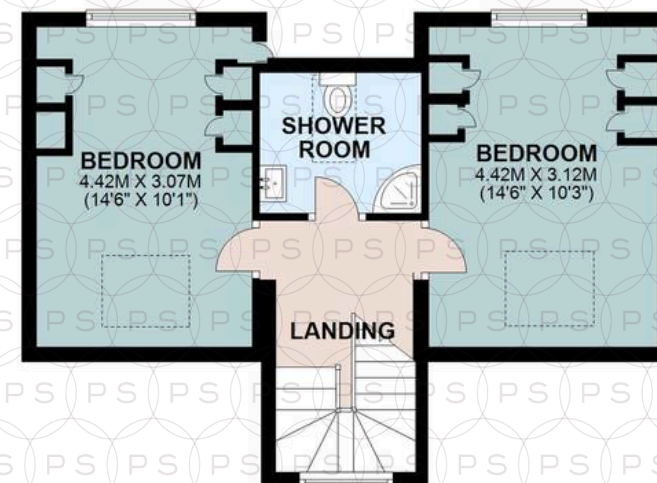
## FIRST FLOOR

APPROX. 64.0 SQ. METRES (688.9 SQ. FEET)



## SECOND FLOOR

APPROX. 39.9 SQ. METRES (429.6 SQ. FEET)



MAIN AREA: APPROX. 194.6 SQ. METRES (2094.3 SQ. FEET)  
PLUS GARAGES, APPROX. 13.3 SQ. METRES (142.9 SQ. FEET)





## Philippa Sole Ltd

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