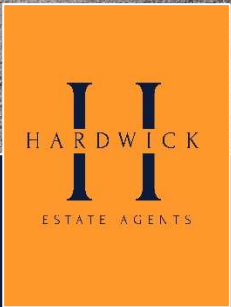




20 Felton Road, Lower Parkstone, Poole, BH14 0QS



A spacious, extended detached home offering fantastic split-level living space with 4/5 bedrooms and 2 bath/shower rooms, situated in a desirable and sought-after cul-de-sac location.

- Spacious detached house
- South-westerly facing garden
- Large extended sitting/dining room
- Kitchen/breakfast room
- Additional family room/5<sup>th</sup> bedroom
- Study
- Ground floor shower room
- 4 bedrooms
- Family bathroom
- Double garage
- Sellers found

**ASKING PRICE:**

£750,000 (Freehold)

**EPC RATING:**

Band D





Situated at the end of a quiet and highly sought-after cul-de-sac close to Ashley Cross, this spacious and extended 4/5 bedroom family home is presented to a high standard throughout and offers versatile, well-planned accommodation ideally suited to modern living.

The property has been thoughtfully extended by the current owners, creating an impressive split-level living space that forms the heart of the home.

A covered entrance canopy leads into a welcoming reception hall with fitted understairs storage. The kitchen/breakfast room is well appointed with a comprehensive range of base and eye level units, complemented by a fitted dishwasher and range cooker with space for a double fridge/freezer.

From the breakfast area, steps lead down to a superb sitting/dining room featuring two lantern skylights that flood the room with natural light, sliding patio doors opening onto the garden, a wood burner and underfloor heating (central heating), creating a warm and inviting environment throughout the year.

Also on the ground floor is a study, a family room/bedroom five offering flexibility for guests or multi-generational living, a modern shower room, and a conservatory connecting the kitchen to the garage.

Upstairs, a generous landing provides access to the loft via a hatch with drop-down ladder.

There are four well-proportioned bedrooms, with the two rear-facing rooms, including the main bedroom benefiting from fitted wardrobes and seasonal glimpses of the harbour. The family bathroom is fitted with a three-piece suite including a bath with shower over.





Externally, the property offers driveway parking for several vehicles and access to the garage, which features an electric door and houses the gas boiler and pressurised hot water tank.

The front garden is laid to lawn with a shingle patio area, together with a side pathway and gate providing access to the rear.

The landscaped rear garden is arranged over two levels. Immediately adjoining the house is a spacious patio with artificial lawn, outside lighting and useful outdoor storage. Steps lead down to a further area of artificial lawn, ideal as a children’s play area and complete with a garden den.

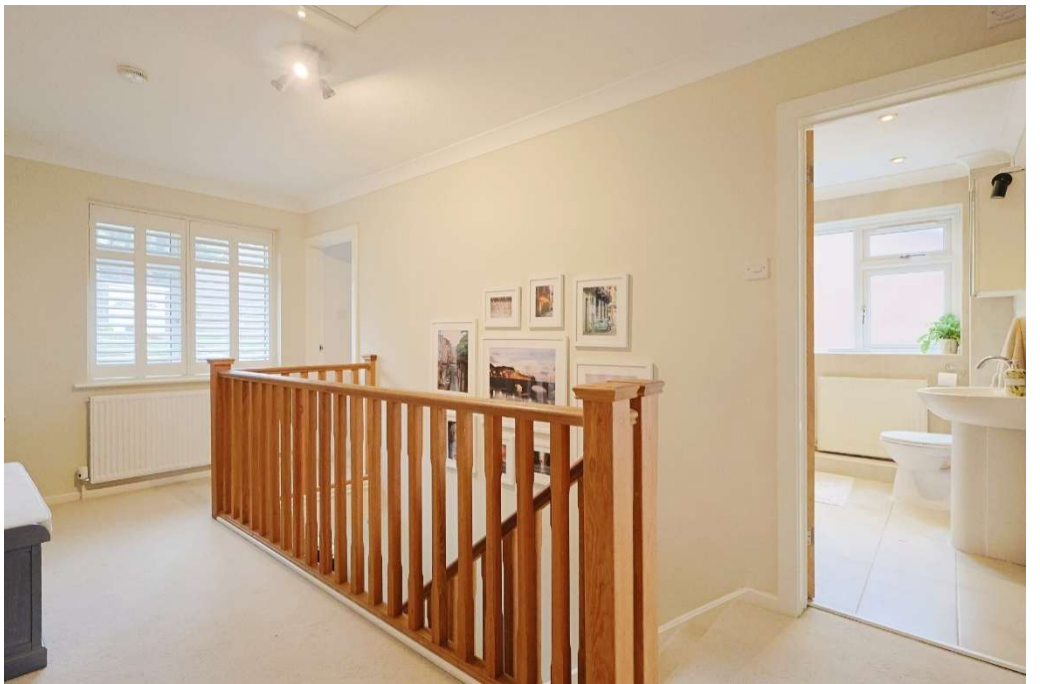
**Location**

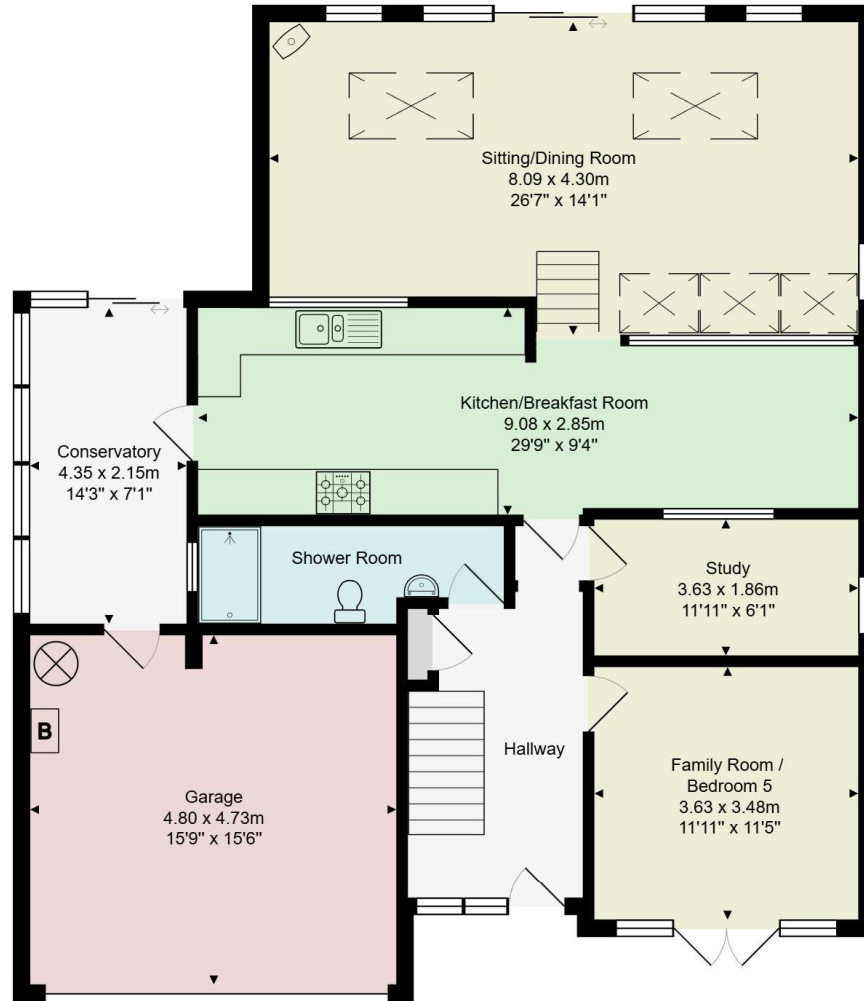
Felton Road is a quiet residential cul-de-sac conveniently positioned close to Ashley Cross, with its vibrant selection of independent shops, cafés, restaurants and popular public houses. Parkstone railway station provides direct links to Bournemouth, Southampton and London Waterloo, while the beaches at Sandbanks and Poole Harbour are within easy reach. Well regarded local schools, Poole Park and everyday amenities are also nearby, making this an excellent location for a variety of buyers.

**Additional information**

Council tax band – F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	80 C
39-54	E		
21-38	F		
1-20	G		





Total Area (including garage): approx 201.5 m<sup>2</sup> ... 2169 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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