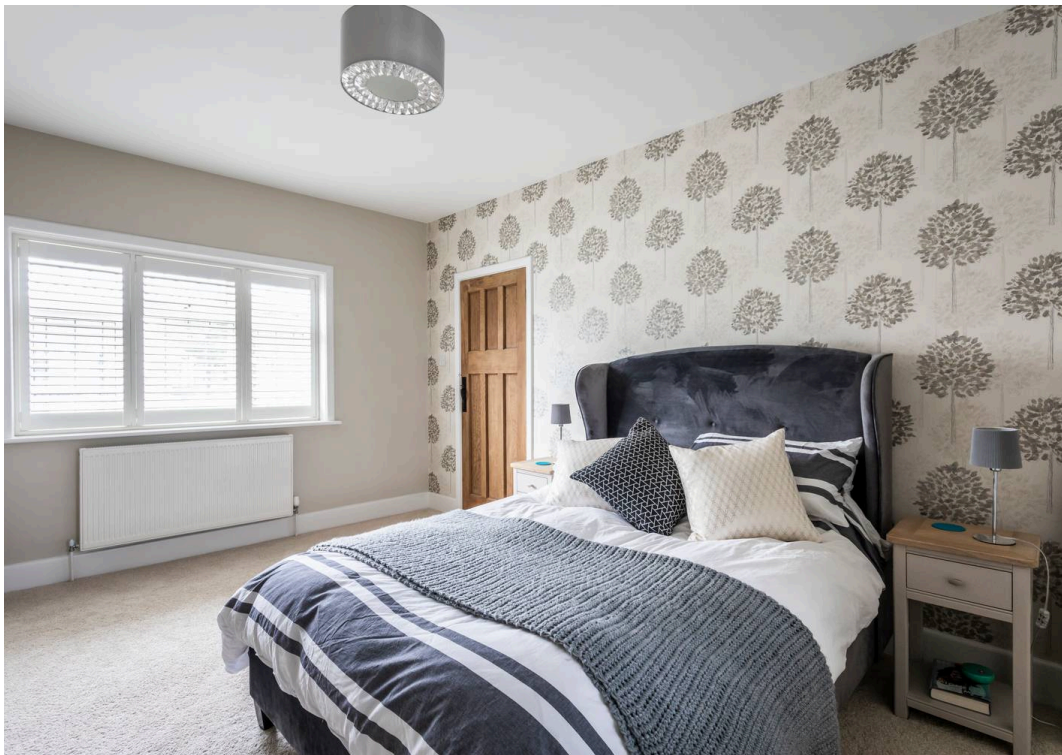


PS

44 Frankland Crescent, Penn Hill, Lower Parkstone, Poole - BH14 9PX

For Sale £1,100,000



Frankland Crescent

Penn Hill

This characterful property has been thoughtfully refurbished in recent years, blending modern comforts with period features such as stripped wood flooring, plantation shutters and an impressive reception hall and landing. Set within a level garden and benefiting from a garden office that has been used as a yoga studio, as well as off-road parking, this spacious detached home is ideally suited to family life.

- Four Bedroom Detached Character Home in BH14 Location
- Modern Kitchen/Breakfast Room with Stone Worktops & Utility Room
- Versatile Living Spaces Including Two Reception Rooms
- Fully Equipped Garden Office / Yoga Studio
- Impressive Entrance Hall with Period Features
- Spacious Principal Bedroom with En-Suite
- Private South-Facing Garden with Patio Area
- Off-Road Driveway Parking
- Boarded Loft Space with Stair Access
- EPC Rating: D
- Council Tax Band F £3,257.14
- Internal Area: 2,089 Sq.Ft
- Freehold



ABOUT THIS PROPERTY:

The enclosed entrance porch doubles as a boot room or casual seating area, leading into a striking entrance hall with original features. The ground floor includes a modern kitchen / breakfast room with pale grey units, stone worktops and slate flooring, with a useful utility room sits adjacent. The main living room offers an inglenook fireplace with a log burner, while a second reception room provides further flexible space, ideal as a formal dining room, home office or additional sitting room. A ground-floor cloakroom adds further convenience.

Upstairs, the generous landing leads to four well-proportioned bedrooms, including a principal suite with an en-suite shower room. The remaining bedrooms are served by a family bathroom. There is a large loft space that is fully boarded and can be accessed via a set of stairs behind a door on the landing, adding additional square footage to the house footprint.

OUTSIDE:

Externally, the kitchen opens onto a private patio and enclosed lawned garden, perfect for outdoor living. There is a fully equipped garden office / studio, which the owners have used as a Yoga Studio in the past, with an additional storage shed located discreetly behind. A block-paved driveway provides off-road parking.

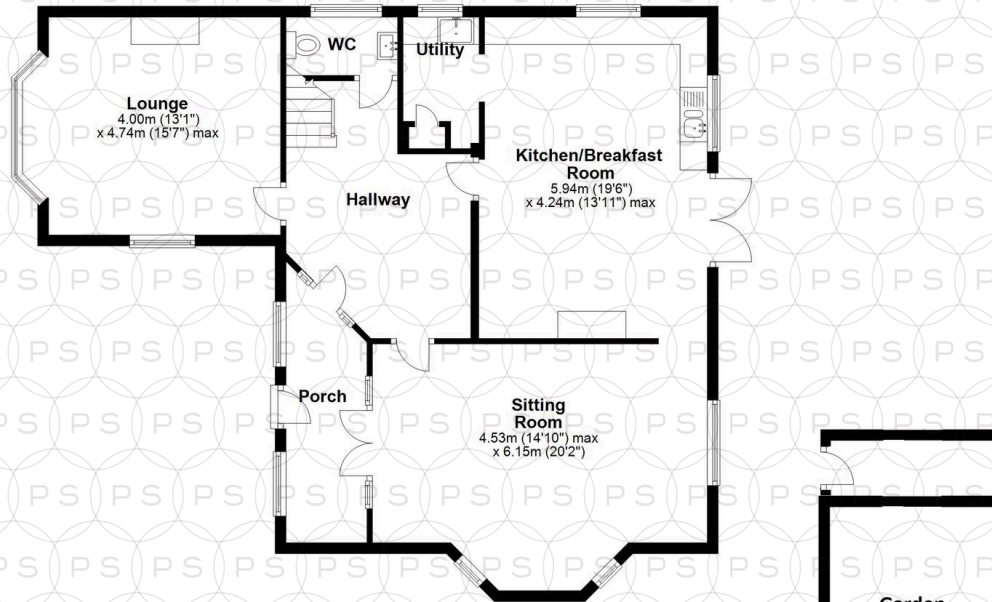
LOCATION:

This charming home combines period elegance with practical modern living in a desirable setting, just a short walk from the vibrant hubs of **Penn Hill and Ashley Cross**, where you'll find a selection of independent shops, artisan cafés, popular bars and restaurants. Commuters are well catered for with **Parkstone and Branksome train stations** nearby, both offering regular direct services to **London Waterloo**, making this an excellent option for those needing quick access to the capital. Families will appreciate the catchment for **highly regarded local schools**, including Courthill Infant and Baden Powell Junior, both known for strong academic performance and community spirit. For leisure and relaxation, the location is second to none. The **award-winning beaches of Sandbanks, Branksome Chine and Canford Cliffs** are just a short drive away, offering beautiful coastal walks, water sports and some of the best sea views on the South Coast.



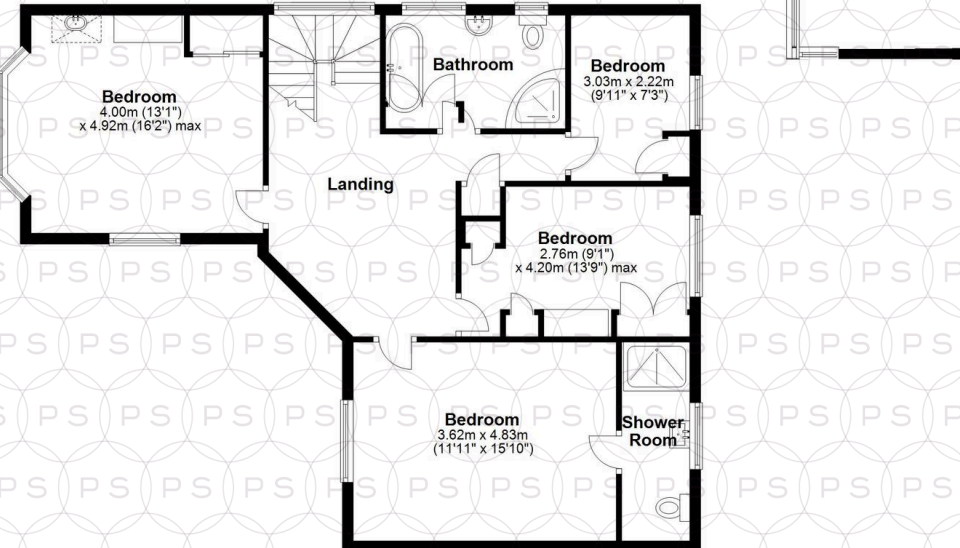
Ground Floor

Approx. 93.5 sq. metres (1006.8 sq. feet)



First Floor

Approx. 85.4 sq. metres (919.0 sq. feet)



Total area: approx. 194.1 sq. metres (2089.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.