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CRESCENT ROAD, LOWER PARKSTONE

POOLE, DORSET, BH14 9AS

FINE & COUNTRY
Homes from Edwards



IMMACULATELY
REFURBISHED
FAMILY

CRESCENT ROAD

- BEAUTIFULLY RESTORED FAMILY HOME
- SOUGHT AFTER, PEACEFUL LOCATION
 - THREE BEDROOMS
 - EXPANSIVE OPEN PLAN LIVING SPACE
- SKY LIGHTS AND BIFOLD DOORS TO THE KITCHEN
 - PANORAMIC VIEWS
- FANTASTIC PATIO AREA OVERLOOKING THE REAR GARDEN
 - CONTEMPORARY FINISH THROUGHOUT

This beautifully restored family home is set in a sought after location at the very edge of Parkstone. It offers uninterrupted panoramic views of the area across to the woods at Branksome Park. Just a short walk from the bars and restaurants of Penn Hill and in the catchment for some of the areas best schools this is a fantastic setting for this family home.

From the outset the attention to detail in this property is easy to see. The front door opens

into a haven of calm with neutral décor and large windows bathing the whole property in light. To the front of the property is a large lounge with bay windows and easterly facing making the most of the morning sunshine.

Beyond this is a downstairs cloakroom and entrance into the expansive family/ kitchen/dining room. This room offers a host of opportunities for use and in addition has a separate utility room. Benefitting greatly from



both bifolds and skylights this airy room has a wealth of possibilities. It is presented as a kitchen overlooking the rear garden with ample storage comprised from floor and wall units, an induction hob and integrated oven. This is finished with natural wood tops and part set to a breakfast bar. The remaining space could easily be used as a dining area and living room.

Accessed from the kitchen is a large patio area with steps to the garden which is predominantly laid to lawn with endless possibilities for green fingers.

The first floor of the property has two large double bedrooms and a single room. The large family bathroom adds a nod to the tradition of the house and consists of white metro tiles with black beading, a free standing, roll top, slipper bath along with a separate shower with both rainfall shower

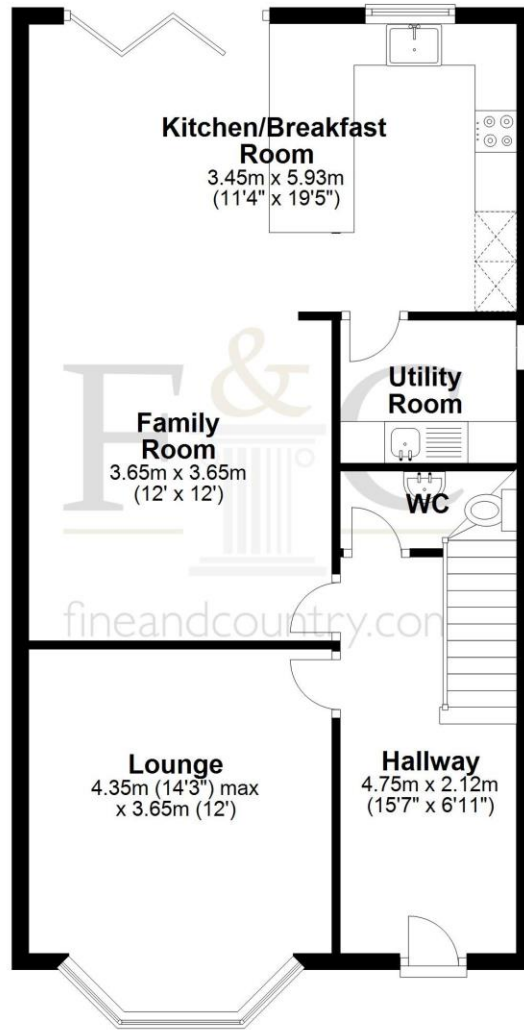
head and wall mounted slider. This is finished with traditional black and white checkerboard floor tiles.

The property is located just 2 miles from the award-winning beaches of Branksome Chine. A beautiful walk along the historic chine from Penn Hill which open up at Branksome Chine beach and its restaurant. A perfect family afternoon. Branksome station is under half a mile with half hourly trains to Southampton, London and beyond. It is only a short walk from Alexander Park and the shops and bars of Ashley Cross.

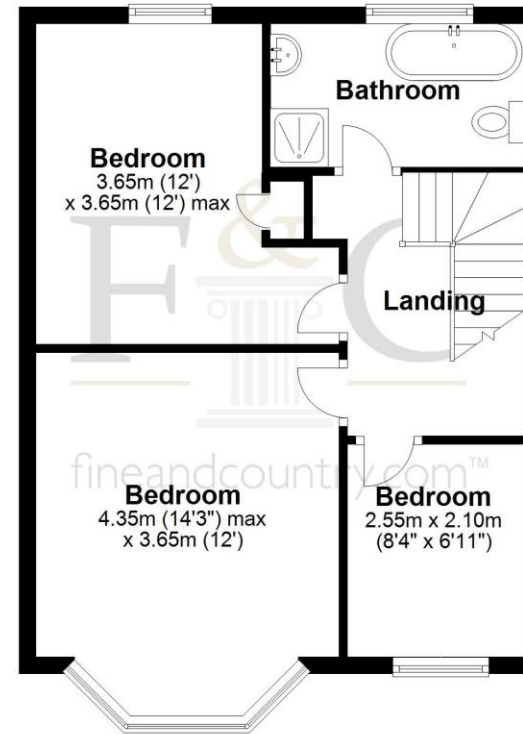
Draft details awaiting approval



Ground Floor



First Floor



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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