



**26 North Lodge Road, Poole**

Poole

**£500,000**



## 26 North Lodge Road

Poole

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Desirable Lower Parkstone Location
- Short walk to shops, cafes and amenities
- Less-than 10-minutes to Branksome Beach
- Bay-fronted separate lounge
- Character fitted kitchen
- Dining room with garden access
- Separate utility room
- Four double bedrooms
- Ground floor bedroom with en-suite
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Enfields are delighted to offer for sale this beautifully presented Victorian semi-detached family home, ideally located just a short walk from Penn Hill Village and its excellent range of shops, cafés, restaurants and local amenities. Combining period character with a practical and versatile layout, the property is well-suited to modern family living.

Internally, there's a real sense of space and character throughout, with high ceilings, well-proportioned rooms and original-style features still very much in keeping with the home's Victorian heritage. The layout works particularly well for everyday living, with a natural flow between the main reception areas and the kitchen/dining space.

The main reception room sits at the front of the property and features a bay window that fills the room with natural light, creating a warm and welcoming living space. To the rear, the kitchen and dining room connect well, forming a sociable area that works perfectly for both day-to-day family life and entertaining. A separate utility room helps keep things practical and tucked away from the main space.

A key feature of the property is the ground floor double bedroom, complete with its own en-suite shower room, offering excellent flexibility for guests, visiting family members or a home office space if required.



Upstairs, there are three further double bedrooms, all well-proportioned and filled with natural light. The main bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining rooms.

The south-west facing rear garden offers a private outdoor space that enjoys plenty of afternoon and evening sun. A large shed is currently in place, providing useful storage or workspace, with the option to remove it should additional rear parking be preferred.

There is off-road parking at the property, with space for one car, accessible from the rear.

The property's location is another significant advantage. Alongside the amenities of Penn Hill Village, Branksome Train Station is within easy reach and provides direct services to London Waterloo. The nearby chine offers a pleasant walk through to Branksome Beach, while both Bournemouth and Poole town centres are easily accessible for a wider range of shopping, dining and leisure facilities.





Total floor area: 168.0 sq.m. (1,808 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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