

P S

38 Alton Road, Lower Parkstone, Poole , BH14 8SW

£1,175,000






14 37



38 Alton Road

Set on a highly regarded road in Lower Parkstone, close to Poole Harbour and Whitecliff, this beautifully maintained five bedroom, three bathroom modern home offers generous and exceptionally flexible accommodation across three floors. A south west facing garden, multiple living spaces and a series of recent upgrades make it particularly well suited to modern family life.

- Contemporary modern home
- Large open plan living, dining and kitchen space
- Formal first floor lounge with balcony
- Separate snug and study
- Utility room and integral garage
- South west facing level rear garden
- Principal bedroom with new walk in wardrobe and ensuite
- Top floor guest or teenage accommodation
- Concrete floor construction with underfloor heating
- New boiler, windows and front door
- Baden Powell school catchment
- Vendor suited
- Internal area of approximately 2739.4 sq. ft.
- Council tax band G: £3,999.98
- EPC Rating: C



The ground floor is centred around a large open plan kitchen, dining and living area with breakfast bar and bifold doors opening directly onto the patio and level rear garden. Concrete floor construction with underfloor heating and wooden flooring adds to the sense of quality, while a separate snug with plantation shutters, study, utility room and internal access to the garage provide excellent practicality. The house has also benefited from a new boiler, new windows and a new front door.

The first floor offers an additional living room opening onto a balcony, ideally positioned to enjoy the evening sun. A further bedroom or second study also has balcony access. The principal bedroom includes a newly fitted walk in wardrobe and ensuite shower room, while another double bedroom has fitted wardrobes. A modern family bathroom includes both a bath and separate shower.

The top floor provides two further good sized bedrooms, both with storage, together with a shared bathroom and additional landing storage, creating an ideal area for teenagers, older children or guests.

OUTSIDE

The level south west facing rear garden offers a patio adjoining the main living space with lawn beyond. The garden backs onto the stream and footpath, providing convenient access for walking and dog owners. A block paved driveway, integral garage and EV charging point complete the outside space.

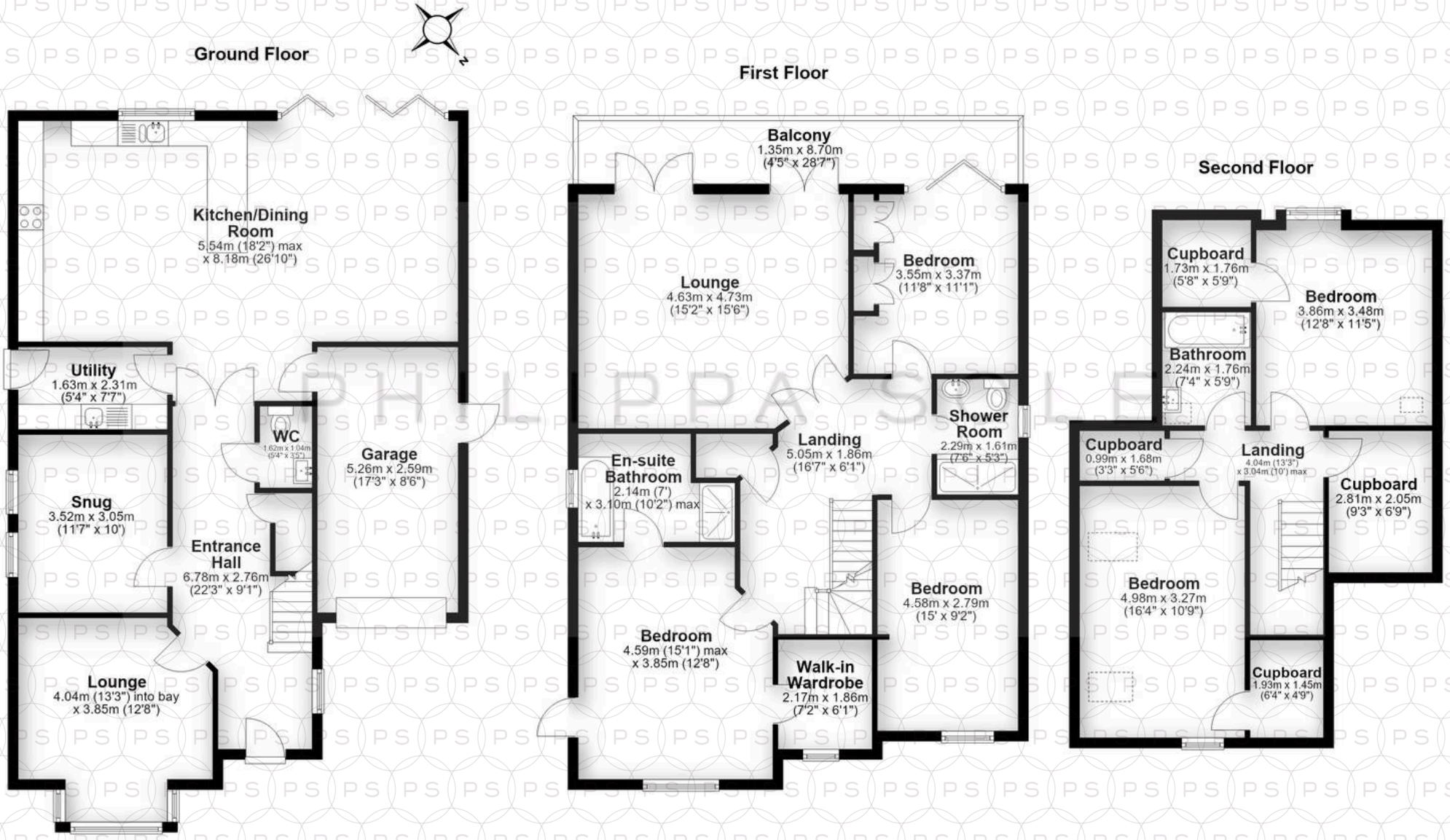
LOCATION

Lower Parkstone is particularly well placed for Poole Harbour, Whitecliff and Ashley Cross, with Sandbanks and its award winning beaches also within easy reach. Parkstone railway station provides direct services towards London Waterloo, while the property is also within the Baden Powell school catchment.









Main area: Approx. 254.5 sq. metres (2739.4 sq. feet)

Plus balconies, approx. 11.8 sq. metres (126.5 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.

38 Alton Road, Poole



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.