



12 Frankland Crescent, Lower Parkstone, Poole BH14 9PX  
£1,250,000 Freehold





**\*\*WONDERFUL FAMILY HOME\*\*** An attractive four bedroom, four reception room property positioned in **QUIET ROAD**, within Lower Parkstone. **IMPRESSIVE REAR GARDEN**. Vendor suited.

- LARGE FAMILY HOME
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- SOUTH WEST FACING GARDEN
- BADEN POWELL CATCHMENT
- VENDOR SUITED

### **Lower Parkstone**

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victorian green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

### **Property Comprises**

This impressive four bedroom detached house is set on quiet crescent within the heart of Lower Parkstone and only a short walk of the amenities at Penn Hill Village. The current owners have lived in the house for nearly 40 years and have extensively remodelled and extended the property to a high standard, creating an outstanding family home. Bright, spacious and extremely well presented throughout, arranged over two floors to offer a flexible accommodation approaching 3000sq ft.

The ground floor consists of an impressive entrance hall, a modern style kitchen open plan to the family room, formal living room, home office/playroom, dining room, utility room and a WC. All principle reception rooms offer direct access to the the raised deck and the impressive south westerly rear garden which is a particular feature of this home, being private, sunny and an ideal place for entertaining and family life.

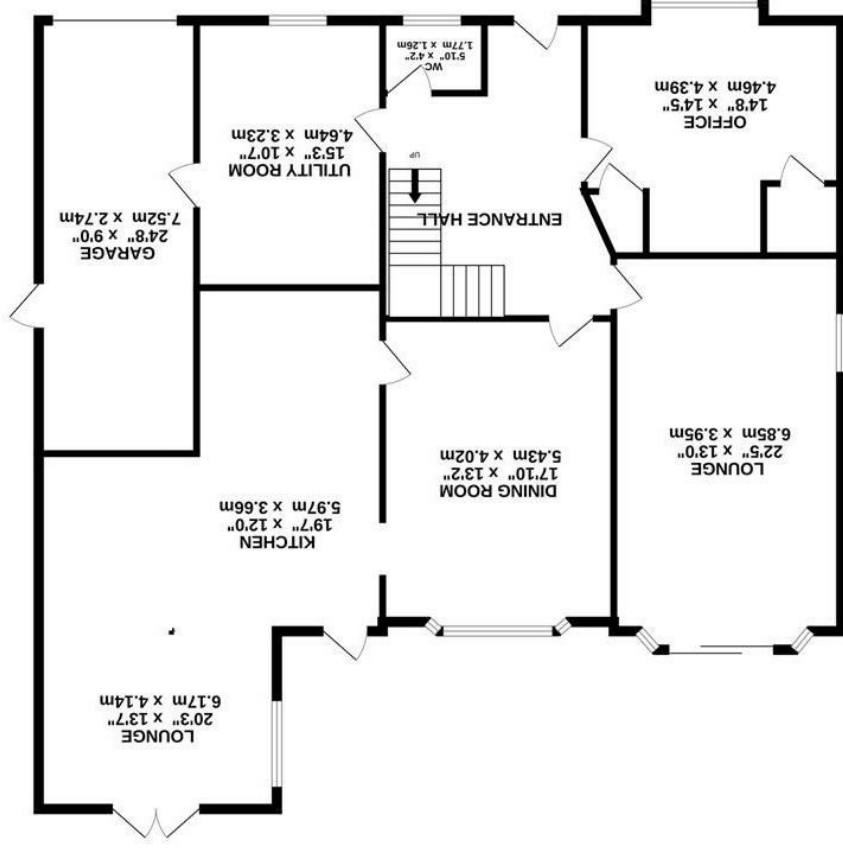
The first floor boasts a large principle bedroom with en suite, three further double bedrooms and modern family bathroom.

The drive to the front of the property is level offering off road parking for several vehicles and access to the integral garage, there is also gated side access to the rear garden.

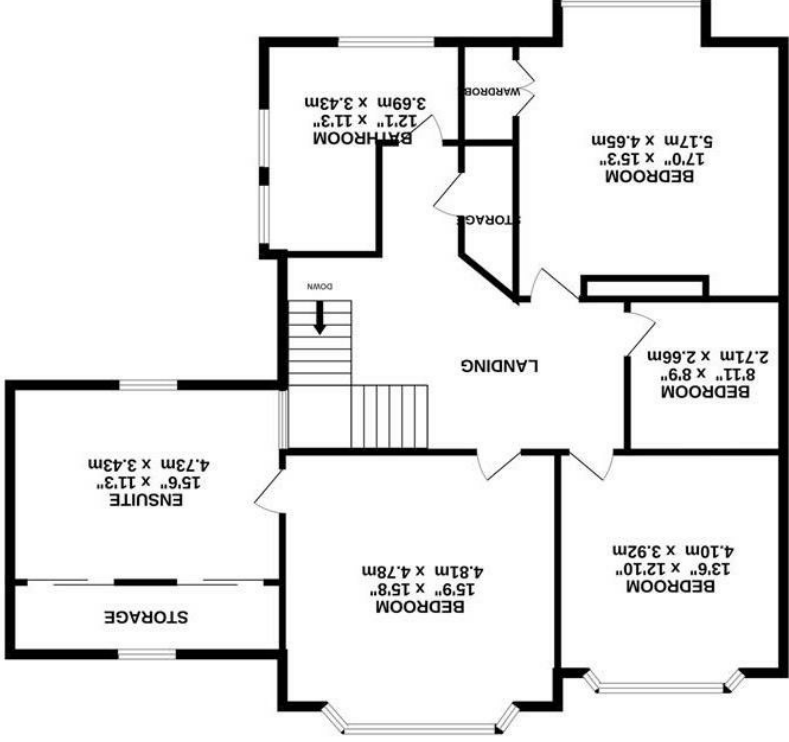




**GROUND FLOOR** (148.5 sq.m.) approx.



**1ST FLOOR** (125.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2946 sq.ft. (273.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room dimensions given above are approximate measurements  
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Any energy related - meter missing/old	Passive
100 kWh/m <sup>2</sup> A	Very Good
100-150 kWh/m <sup>2</sup> B	Good
150-200 kWh/m <sup>2</sup> C	Fair
200-250 kWh/m <sup>2</sup> D	Below Average
250-300 kWh/m <sup>2</sup> E	Poor
300-350 kWh/m <sup>2</sup> F	Very Poor
350+ kWh/m <sup>2</sup> G	Fail

Environmental Impact (CO <sub>2</sub> ) Rating	
Any environmental friendly - meter missing/old	Passive
100 g/kWh A	Very Good
100-150 g/kWh B	Good
150-200 g/kWh C	Fair
200-250 g/kWh D	Below Average
250-300 g/kWh E	Poor
300-350 g/kWh F	Very Poor
350+ g/kWh G	Fail