WILSON THOMAS
ESTATE AGENTS







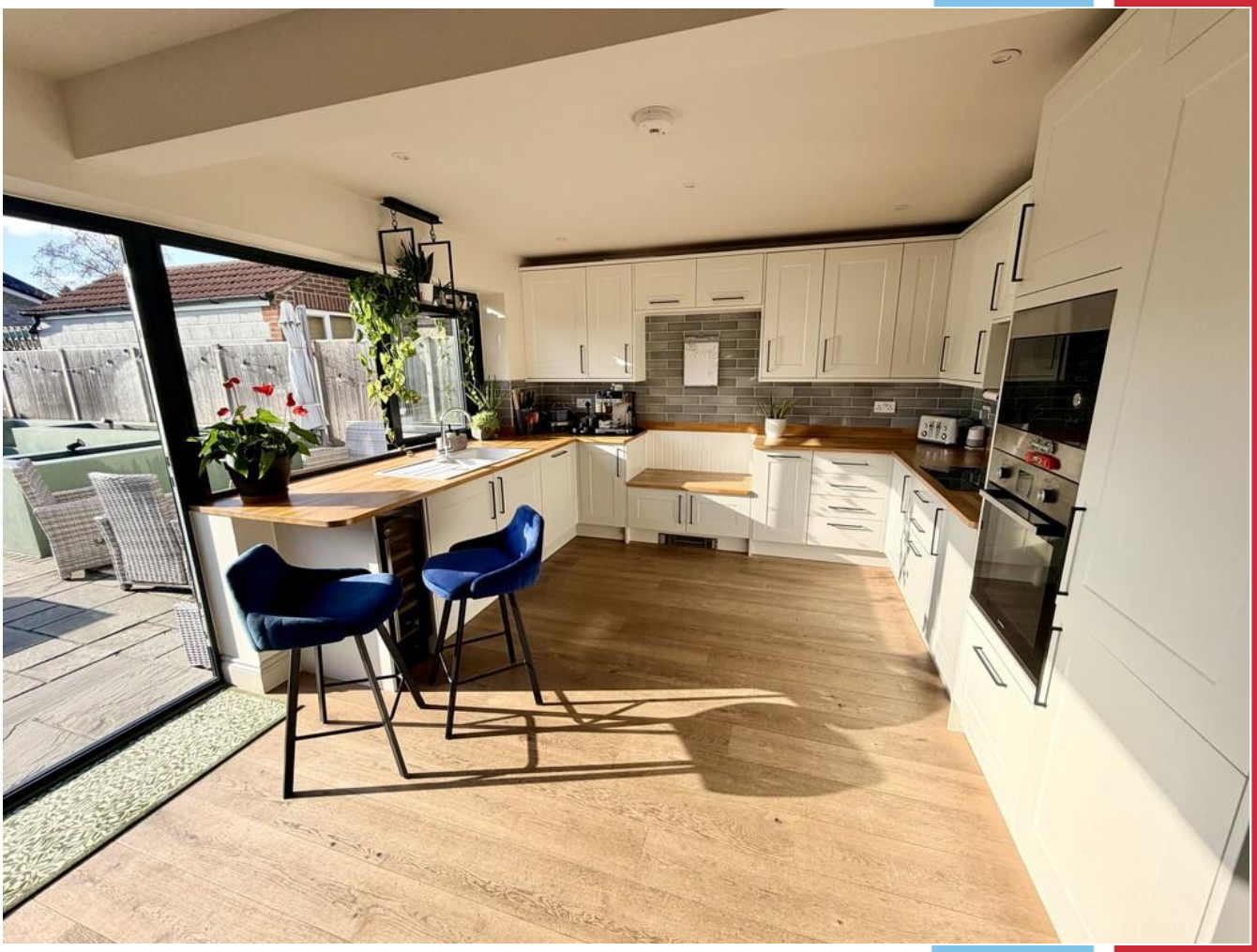
4 Wilson Road, Lower Parkstone BH14 0BY

Nicely positioned with a cul-de-sac location and set within favoured local school catchments lies this impressive and immaculately presented three bedroom detached family home. The current owners have refurbished the property throughout to create a wonderful blend of modern, elegant, every day living with a particular feature being the open plan kitchen/dining room to the rear.

EPC: 69 **Council Tax Band:** D **Price:** £525,000 Freehold

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Key Features

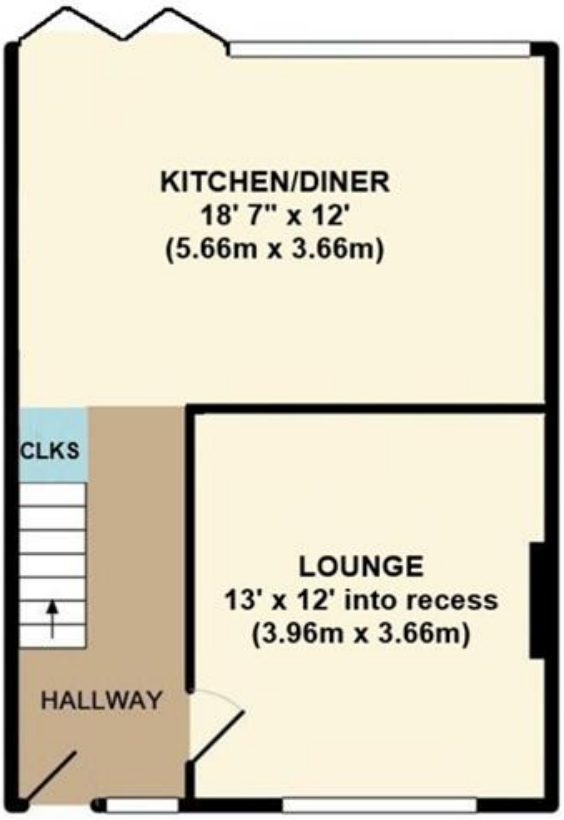
- IMMACULATE REFURBISHED DETACHED FAMILY HOME
- ENTRANCE HALLWAY & CLOAKROOM WITH OAK WOODEN FLOORING TO THE GROUND FLOOR
- COSY FRONT LOUNGE WITH LOG BURNER
- FANTASTIC KITCHEN DINING ROOM WITH BI-FOLD DOOR & WINDOW
- STYLISH LUXURY FOUR PIECE FAMILY BATHROOM
- AMPLE OFF-ROAD PARKING & DETACHED GARAGE
- LOW MAINTENANCE SOUTH FACING REAR GARDEN WITH SUMMER HOUSE
- CUL-DE-SAC
- FAVOURED SCHOOL CATCHMENTS

The Property

A welcoming entrance hallway with natural light coming through sets the tone for this wonderful property. There is oak flooring and door leads off to the front lounge which is a stunning room with oak flooring, either side of the chimney recess is built in bespoke cabinetry, a focal log burner, panelled fireplace and plantation shutters. There is a cloakroom and leading through into the superb kitchen/dining room which we feel is a particular feature of the property and the heart of the home enjoying a south facing aspect, bi-fold doors and window to the garden. Ample units and drawers, wooden worksurfaces, integrated appliances, space for table and chairs with fixed bench seat and oak flooring.

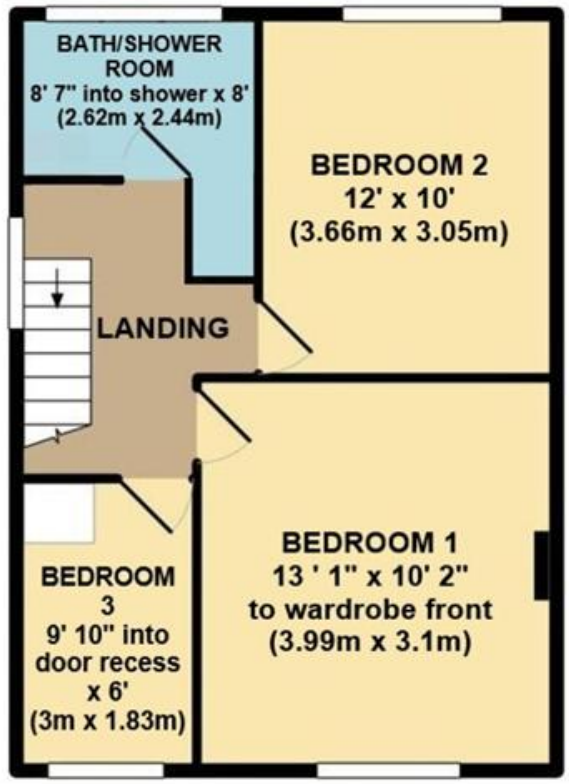
Stairs give access to the first floor and to the front there is a double bedroom with plantation shutters, fitted wardrobes with soft closing doors. Bedroom 2 has matching bedroom furniture to the side and above the bedhead area again with plantation shutters overlooking the rear garden. Bedroom 3 is a good size single with shutters and storage area and the luxury fitted four piece bathroom with walk in open shower completes the beautifully presented accommodation.

To the front there is combination of a block paved and stone chipped driveway providing ample off road parking and a detached garage. A pathway down the side leads through to the impressive low maintenance rear garden which enjoys a sunny south facing aspect. There is a great size patio area providing a wonderful setting for in/outdoor living being seamlessly connected to the kitchen/diner. There are rendered low level rockeries to the side with a pathway in the middle leading to the artificial grass. To the rear is a timber constructed summer house. The garden is enclosed by close boarded fencing.

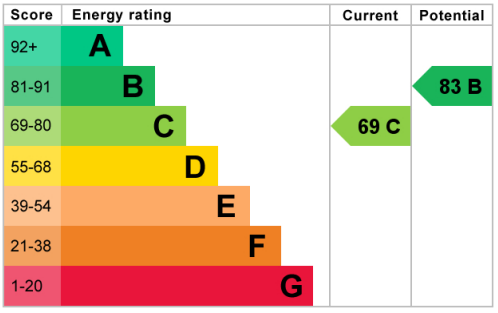












All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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