

5 South Western Crescent, Lower Parkstone, Poole BH14 8RW

£610,000









5 South Western Crescent

Occupying an imposing corner position on South Western Crescent, this established detached home has been in the same ownership for 31 years. Originally designed as a four bedroom house, it offers generous living accommodation centred around a substantial L shaped lounge and dining room, complemented by a conservatory and an extended kitchen with breakfast room. The level south facing garden, large driveway and double garage give the property a strong sense of space, with potential to extend above the garage, subject to the necessary planning consents.

- Potential to extend above the double garage STPP
- Imposing corner plot
- Originally constructed as a four-bedroom house
- Same ownership for 31 years
- Substantial L shaped lounge and dining room
- Conservatory
- Extended kitchen with breakfast room
- Level south facing rear garden
- Large driveway
- Double garage
- Council Tax Band E: £2,973.31 per annum
- Internal area of approximately 1,390 sq. ft.
- EPC rating: D



ABOUT THE PROPERTY:

The accommodation has evolved during the current 31 year ownership to create a comfortable and practical home with particularly generous reception space. At its heart is the substantial L shaped lounge and dining room, creating distinct areas for relaxing and entertaining while retaining an easy flow between the two. The conservatory provides an additional reception space with a direct connection to the garden. The kitchen has been extended to incorporate a breakfast room, providing a more informal setting for everyday dining and adding further flexibility to the ground floor. A separate downstairs cloakroom completes the practical arrangement.

Originally constructed as a four-bedroom house, the property provides an established layout with scope for a future purchaser to adapt the accommodation to suit their requirements. The double garage is another important feature. There is potential to extend above the garage, subject to obtaining the necessary planning permission and consents, presenting an opportunity to increase the accommodation while retaining the generous proportions of the plot.

OUTSIDE:

The imposing corner plot provides a strong sense of space around the house, with a large driveway leading to the double garage. To the rear, the level south facing garden offers an attractive setting for outdoor dining, entertaining and family use, while useful side access adds to the practicality of the plot.

LOCATION:

South Western Crescent is well positioned for Lower Parkstone, Ashley Cross and Lilliput, with Parkstone mainline station approximately 0.4 miles away and connections towards London Waterloo. Baden Powell and St Peter's CE Junior School is approximately 0.2 miles away, with Lilliput CE Infant School also nearby. Purchasers should confirm current school catchments directly with the relevant admissions authority.









Total area: approx. 129.1 sq. metres (1389.5 sq. feet)

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