

## Property Location Poole



**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Archway Road, Poole

Asking Price Of £750,000

**Martin & Co Bournemouth**

• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>

**MARTIN & CO**

**MARTIN & CO**

Potential to Develop (stpp)

Substantial Detached Home

2 Garden Rooms

Secure Gated Driveway

Inset Log Burning Stove

Vendor Suited

Potential Additional Income

Family Bathroom

Extensive Tranquil Rear Garden

Extremely Sought After Location



## Why you'll like it

Situated within the highly sought-after and extremely desirable location of Penn Hill, Lower Parkstone, 33 Archway Road is a superb detached bungalow positioned on a substantial plot, offering spacious and versatile family living, with exciting potential for further development, subject to the necessary planning permissions.

### Internal Accommodation

The property welcomes you through a spacious and inviting entrance hallway, providing access to the principal living areas, four well-proportioned bedrooms, and the family bathroom. The layout is both practical and flexible, making it ideal for modern family living.

There are four bedrooms in total, including a generous principal bedroom benefitting from its own en-suite facilities. The family bathroom is well-appointed with partly tiled walls, a heated chrome ladder-effect towel rail, pedestal wash hand basin, low flush WC, and a P-shaped bath with mixer tap and shower over.

The kitchen/dining room is a bright and functional space, featuring a tiled floor and a useful utility cupboard. The kitchen is fitted with a range of wall and base units with roll-edge work surfaces over, a fan-assisted double oven, four-point gas hob with extractor hood above, stainless steel sink unit, and space and plumbing for both a washing machine and dishwasher. There is ample room for a dining table and chairs, making it an excellent social and family space.

The separate utility room, also with a tiled floor, provides additional space for appliances and storage and benefits from a door leading directly to the garden, offering excellent practicality for day-to-day living.

The lounge is a warm and welcoming reception room featuring double opening doors leading out to the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

A striking MORSO inset wood burner with decorative brick surround provides a charming focal point. The lounge also offers access to an inner hallway leading to garden room one, along with a front aspect double glazed window.

### External Features

Externally, the property benefits from an expansive driveway providing ample off-road parking, easily accommodating multiple vehicles including cars, vans, boats, and campervans. There is convenient access to the rear garden from both sides of the property.

The extensive rear garden is a standout feature, offering a peaceful and private setting with a beautiful wooded backdrop. A well-positioned patio area provides the perfect space for alfresco dining, entertaining, and relaxing in the sunny garden.

To the right-hand side of the garden, there is a purpose-built, self-made football pitch, ideal for recreation and outdoor family activities. To the left, the property further benefits from a separate accommodation garden room, providing additional living space with room for sleeping and relaxation, alongside an en-suite shower room. This versatile space offers excellent potential for guest accommodation, home working, or additional income opportunities.

Within the garden, there are also two timber storage sheds, one of which incorporates a fire oven, adding further practicality and a unique feature for outdoor cooking and entertaining.

This outstanding property offers a rare combination of generous outdoor space, flexible living arrangements, and future development potential, making it an exceptional opportunity for families and investors alike.

Tenure: Freehold  
Council Tax Band: D

