

North Lodge Road, BH14



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ESTATE AGENTS

What it's got.

Step into a home where versatility meets contemporary comfort in this impressive four-bedroom semi-detached house, complete with a stylish self-contained one-bedroom annexe, perfect for multi-generational living or hosting guests in privacy. The main residence welcomes you with a spacious and light-filled layout, offering a generous kitchen and breakfast room that's tailor-made for both family mornings and lively dinner parties. There is a generous lounge/dining room with patio doors overlooking the rear garden and a convenient utility room completes this level.

Moving upstairs you will find three well-proportioned bedrooms provide ample space for growing families or those working from home with the primary having its own open En-Suite & air conditioning and a main family bathroom serves the other bedrooms. Then moving to the top floor you will find an impressive bedroom. The garden is a great space for socialising, BBQ's and sunbathing offering a good deal of seclusion with varying patio areas and lawns.

The self contained annexe is located to the rear of the garden and boasts its own chic living space, bedroom, and bathroom also benefitting from air conditioning, ideal for older relatives, independent teenagers, or even as a source of rental income. With it's own secluded fenced garden with private gate. The property benefits from off-road parking for two cars, making every-day life easy and convenient.

Located just a level stroll from Penn Hill's vibrant amenities, you'll have cafes, shops, and restaurants at your fingertips, while the highly sought-after Courthill and Baden Powell school catchment ensures exceptional educational opportunities for the whole family. With no forward chain, this home is ready for you to move straight in and start making memories. If you're looking for a property that combines adaptable accommodation with a prime location and a welcoming sense of style, this is the one for you.



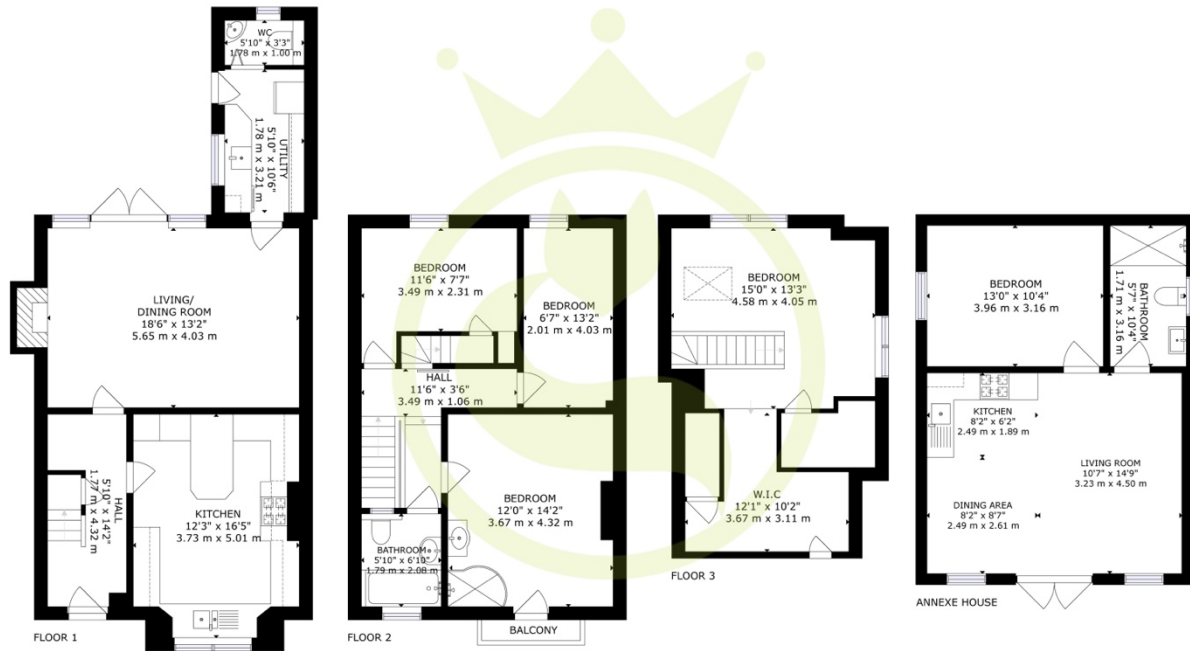


What the owner says.

“This deceptively spacious main house dwelling offers generous and versatile accommodation arranged over three floors, featuring four well-proportioned bedrooms, with the main bedrooms & annex fitted with air conditioning units. The property further benefits from a beautifully secluded position, set within a large garden area that provides ample outdoor space for relaxation and entertaining and sunshine throughout the day, while enjoying a sense of privacy rarely found in homes of this style in this area and price bracket. In addition, the house includes a high-specification annex, ideal for guest accommodation, multigenerational living, or potential rental use. Located near shops, restaurants, woodland area and beach.”

Where it is.

Penn Hill is one of Poole's most sought after residential locations, renowned for its vibrant village atmosphere, excellent schools and convenient access to both Poole and Bournemouth. The area offers an excellent selection of independent cafés, restaurants, boutiques and everyday amenities, creating a thriving community feel. Surrounding areas including Branksome Park, Canford Cliffs, Ashley Cross and Lower Parkstone provide a wealth of leisure opportunities, from award winning beaches and scenic coastal walks to championship golf courses and yacht clubs. Commuters benefit from nearby rail links at Parkstone and Branksome stations, offering direct services to London Waterloo, while excellent road connections provide easy access across Dorset and beyond. Combining a prestigious setting with outstanding amenities and a relaxed coastal lifestyle, Penn Hill remains one of the South Coast's most desirable places to live.



GROSS INTERNAL AREA
 FLOOR 1: 621 sq.ft, 58 m², FLOOR 2: 516 sq.ft, 48 m², FLOOR 3: 329 sq.ft, 31 m², ANNEXE HOUSE: 484 sq.ft, 45 m²
 TOTAL: 1950 sq.ft, 182 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1950Sq. Ft in accommodation
- Self-contained contemporary one bedroom annexe
- Large garden
- Good sized kitchen/breakfast room
- Courthill & Baden-Powell school catchment
- EPC - D
- Four bedrooms & two bathrooms
- Off road parking for two cars
- Level walk to Penn Hill amenities
- No forward chain

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.