

De Redvers Road  
Lower Parkstone  
Poole, BH14 8TS



An impressive and immaculately presented four double bedroom detached contemporary home, occupying a prominent corner position conveniently situated in a sought after location in Lower Parkstone.

£850,000 NO FORWARD CHAIN











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## Situation & Description

Lower Parkstone one of Poole's most sought after locations situated between Poole and Bournemouth and is short distance from Ashley Cross, Lilliput and Canford Cliffs Village. Close by amenities include schools, doctors surgeries, restaurants, bars and Parkstone Train station giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

Alpha was constructed in 2014 to an exacting specification presenting well-appointed accommodation extending to approximately 2,209 sq ft. The property is set behind electric gates on a prominent corner position, incorporating a large sweeping driveway leading to an integral garage.

The property is approached via natural stone steps to the main reception hall with a feature vaulted ceiling and full height windows. From here, there is an adjoining guest cloakroom and lounge with double patio doors opening onto a decked garden terrace.

There is an impressive separate open plan 26'7 Kitchen/Dining/Family room, with the kitchen area offering a comprehensive range of high quality units with fully integrated Neff appliances and finished with Quartz worktops and breakfast bar. This room also benefits from sliding patio doors opening onto a private garden.

On the lower ground floor, with independent access, features a utility room, separate shower room and a generous sized integral garage.

Upstairs, the master bedroom has a feature vaulted ceiling with full height glass, incorporating double sliding doors opening to a balcony, whilst benefitting from a luxury en-suite shower room.

Two further double bedrooms are both served by a luxury family bathroom. On the top floor there is another double bedroom with feature vaulted ceiling and full height glass, plus double doors opening onto a large roof terrace. The room also benefits from a luxury en-suite shower room.

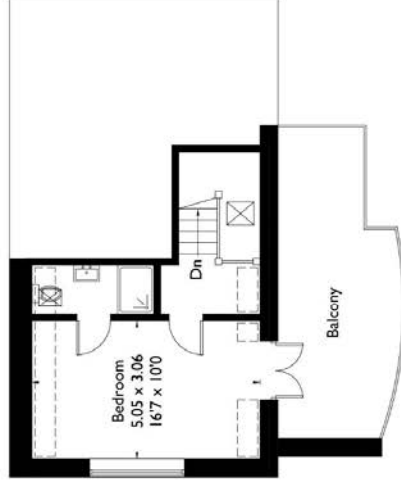
Outside, there is a private south westerly garden partially laid to lawn, with a patio terrace adjoining the property incorporating flower bed borders and enclosed by attractive fencing and Mediterranean style white wall. The gated sweeping driveway provides parking for several vehicles and gives access to a generously sized integral garage.

- Impressive contemporary home
- Extending to approximately 2,209 sq ft
- Striking architectural features
- Built to a high specification
- Walnut doors and staircase
- Quality fully equipped kitchen
- Luxuriously appointed bath/shower rooms
- Part under floor heating
- Two balconies with frameless glazed balustrades
- Luxurious Porcelanosa tiling
- Passive infrared lights in hallways and cloakrooms
- LED lighting
- 10 year warranty from new

To fully appreciate this impressive contemporary home an internal viewing is highly recommended.

# 25 De Redvers Road, Poole, BH14 8TS

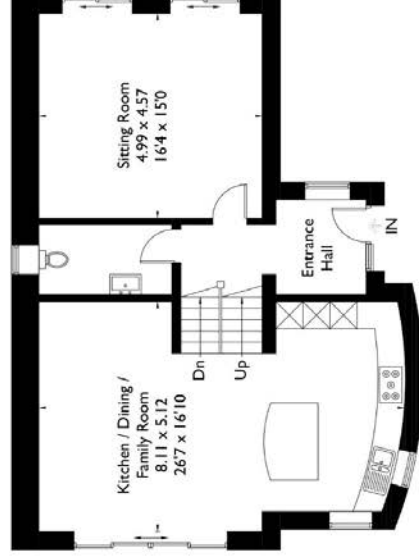
Approximate Gross Internal Area = 205.2 sq m / 2209 sq ft (Excluding Void)



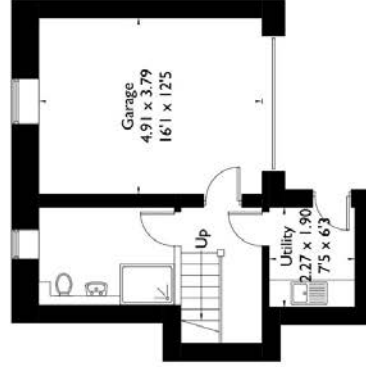
Second Floor



First Floor



Ground Floor



Basement

= Reduced headroom below 1.5m / 5'0

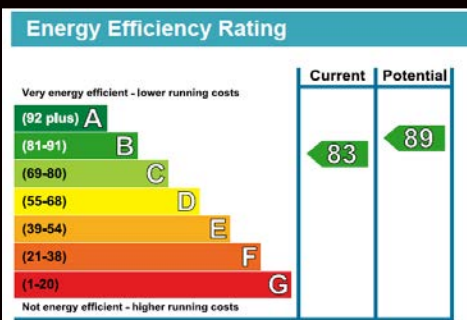
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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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