



2 Clifton Road, Lower Parkstone, Poole BH14 9PP
£1,200,000 Freehold





****BEAUTIFULLY PRESENTED ****This impressive FAMILY HOME is situated in an EXCELLENT LOCATION within a quiet CUL-DE-SAC in the heart of Lower Parkstone. Accommodation extends to almost 2,300 SQFT to include FOUR double bedrooms, two reception rooms, three bathrooms and SECLUDED GARDEN.

- 2,285SQFT
- BEAUTIFULLY PRESENTED
- THREE BATHROOMS
- QUIET ROAD
- COURTHILL & BADEN POWELL CATCHMENT
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- PRIVATE GARDEN
- INTEGRAL GARAGE
- VENDOR SUITED

Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

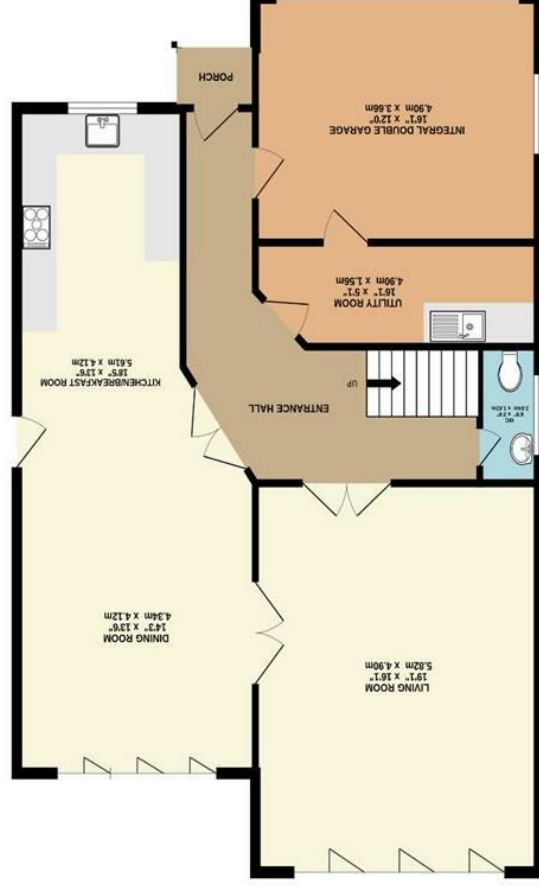
An immaculately presented, four double bedroom detached family home set in a popular and quiet residential cul-de-sac within the hear of Lower Parkstone. This substantial property has been tastefully modernised throughout offering spacious and versatile accommodation approaching 2,300sqft to include a large dual aspect open plan kitchen/breakfast room with integrated appliances, quartz worktops, custom made built in seating area and bi-folding doors onto the rear garden. Further double doors lead to a separate oversized lounge with and bi-folding doors also giving access onto the garden. The property has a downstairs WC and utility room and an integrated double garage. Stairs lead to the bright and spacious landing which leads to four double bedrooms all with built in wardrobes. There is a jack and jill bathroom which is accessed via bedrooms three and four and the other two bedrooms benefits from spacious modern shower room en suites. All bathrooms have recently been refurbished to a high standard. Externally the property is accessed via electric gates and has ample off road parking, the secluded rear garden is a particular feature of the home being beautifully landscaped with a large patio area and the remaining is laid to lawn which is level and low maintenance a perfect place to entertain. .

Courthill and Baden Powell school catchment.

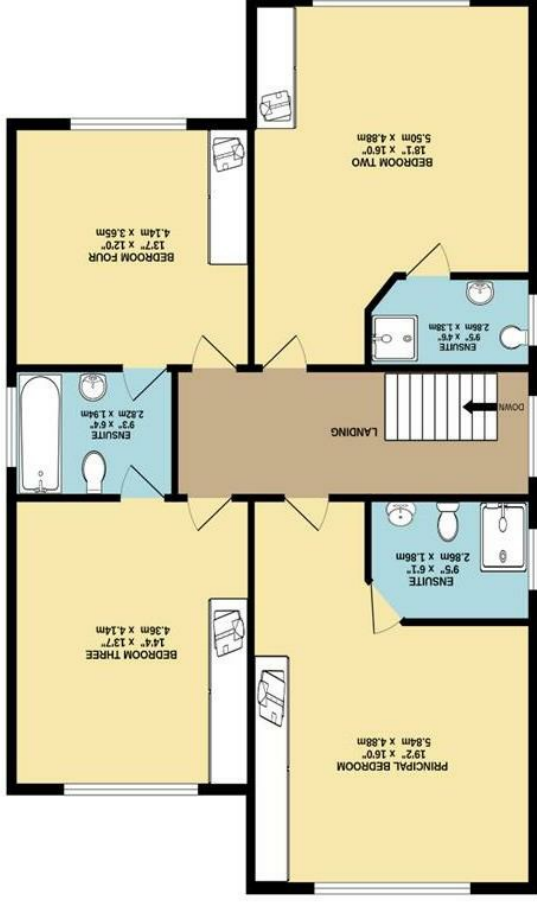




GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• They do not constitute an offer of contract for sale.
• Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
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.

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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Not very low environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - higher CO ₂ emissions	G