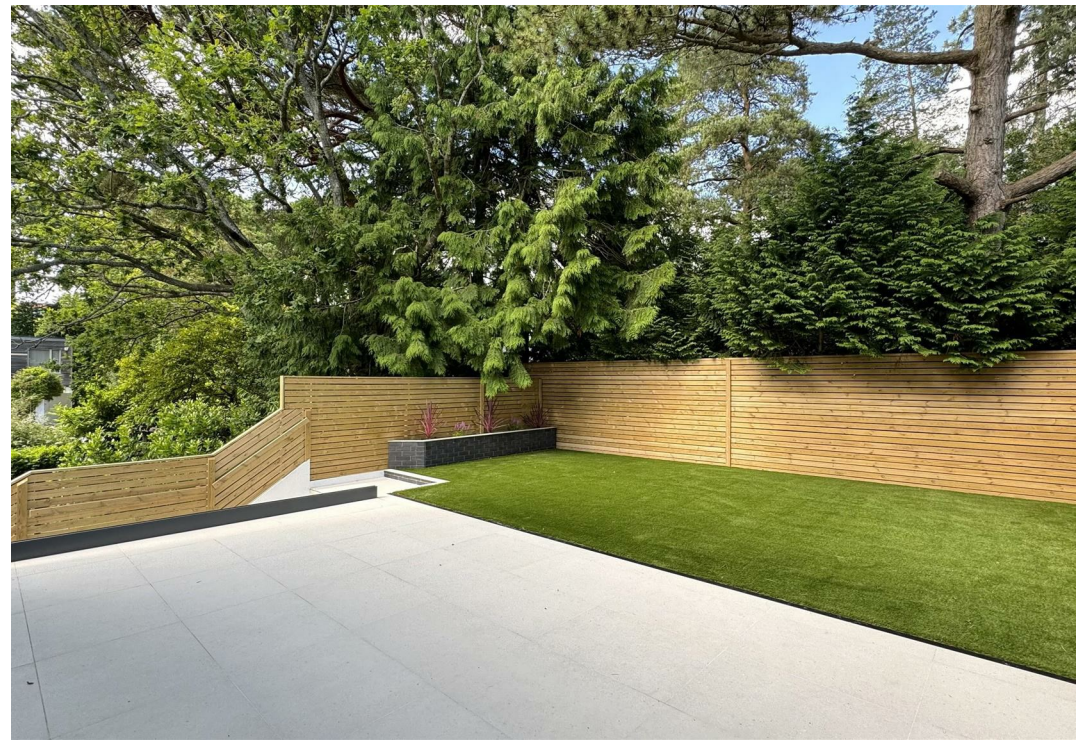




37 Alton Road, Lower Parkstone, Poole BH14 8SW
£1,095,000 Freehold





****BRAND NEW PROPERTY** A MODERN and CONTEMPORARY DETACHED family home situated in Lower Parkstone. The property has been finished to an EXCEPTIONAL HIGH STANDARD throughout and features OPEN PLAN LIVING, FOUR BEDROOMS and THREE BATHROOMS.**

- DETACHED BRAND NEW BUILD HOME
- HIGH QUALITY FITTINGS THROUGHOUT
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- MODERN, OPEN PLAN LIVING
- SUPERB LIGHTING FEATURES THROUGHOUT
- LOW MAINTENANCE GARDEN
- UNDERFLOOR HEATING
- AIR SOURCE HEAT PUMP AND SOLAR PANELS

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

A stunning, contemporary family home which has been recently constructed by a local bespoke developer to the highest of standards. The property boasts spacious accommodation, set across three floors and extends to over 2000 SQFT.

As you enter on the ground floor you are greeted by a feature floating staircase with a bespoke lighting feature, a set of double glass doors leads you to the utility room and ground floor bedroom/cinema room with access to a Jack & Jill en-suite/bathroom. The first floor features the main open plan living area with an impressive kitchen, boasting high end built in appliances and floor to ceiling units. The garden, which is access via sliding doors from the kitchen, has been beautifully landscaped and offers side access up from the front to the property.

The top floor is comprised of the main bedroom with fitted wardrobes and its own en-suite, there are two further bedrooms on this floor and a family bathroom.

The property has an array of high end fittings, including: underfloor heating throughout, solar panels, an air source heat pump and a programable lighting system around the property.





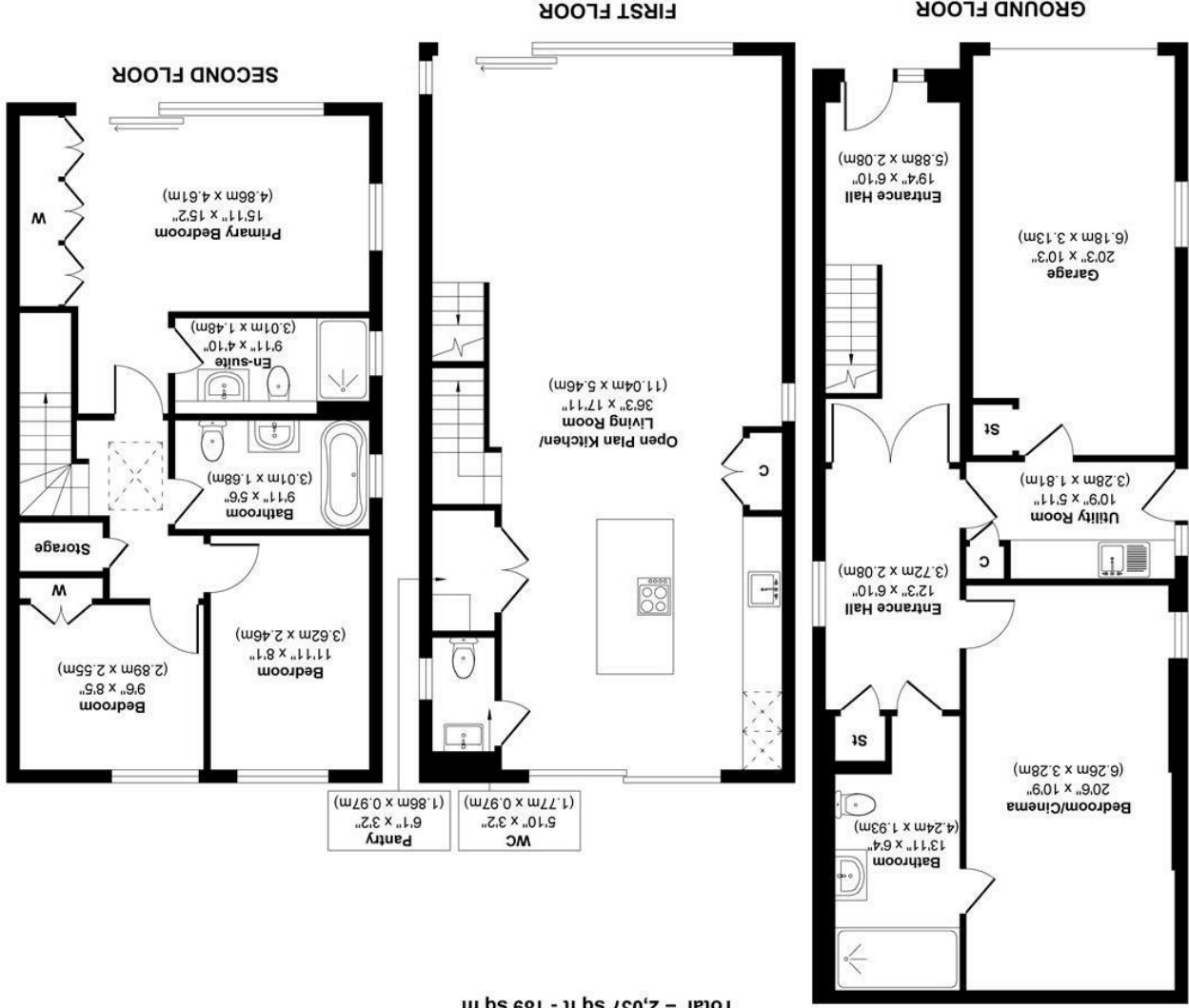
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Approximate Gross Internal Area
Main House = 1,832 sq ft - 170 sq m
Garage = 205 sq ft - 19 sq m
Total = 2,037 sq ft - 189 sq m



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures and fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show

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 purchasers 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

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	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-120	G
80-100	F
60-80	E
40-60	D
20-40	C
10-20	B
1-10	A
Very energy efficient - lower running costs	
92	
Climate	Normal

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-120	G
80-100	F
60-80	E
40-60	D
20-40	C
10-20	B
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