



£1,750,000

5a Canford Cliffs Avenue, Canford Cliffs, Poole, Dorset, BH14 9QN







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**\*\*MODERN FAMILY HOME\*\*** This magnificent property, built to an EXTREMELEY HIGH STANDARD, extends to over 3,200 SQFT of internal accommodation to include five double bedrooms, four bathrooms, two reception rooms, SOUTH FACING GARDEN, garage and off road parking.

- RECENTLY CONSTRUCTED PROPERTY
- FIVE DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- QUIET LOCATION
- IMMACULATELY PRESENTED
- GARAGE AND AMPLE PARKING
- OPEN PLAN LIVING
- VENDOR SUITED
- REMIANDER OF 10 YEAR GUARANTEE

Local Authority Poole, Tax Band G, Tenure: Freehold





## *Property Comprises*

Built in a traditional style in recent years by renowned local developer Northshore Homes. This charming detached house situated in quiet tree lined road within Lower Parkstone, close to Canford Cliffs Village and only a short walk from the areas award winning Blue Flag Beaches.

The property has been finished to an extremely high standard using quality materials with a real attention to detail and has been elegantly decorated throughout.

This substantial family home has been intelligently designed with a superb flow, arranged over three floors and spanning over 3,200 square feet of luxury accommodation.

The ground floor has a real feeling of space from the moment you arrive with a beautiful staircase within the large entrance hallway. There is a well-appointed open plan kitchen/living room that is a particular feature of this home with its lounge and dining areas, that lead on to the south facing gardens, making it an ideal space for modern day family living. Also to the ground floor is a separate formal sitting room, utility, WC and access to the integral garage.

To this first floor there are three generously sized double bedrooms to include the impressive master bedroom suite with a large walk in dressing room and en-suite bathroom. Bedroom two also has the benefit of an ensuite, there is also a family bathroom servicing bedroom three.

On the second floor there is a further two double bedrooms and a bathroom.

Externally the property sits on a sunny and level plot. The drive to the front of the property is offers off road parking for several vehicles and access to the integral garage, there is also gated side access to the large rear garden, which is private and sunny with good entertaining areas.











## LOCATION

### *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.

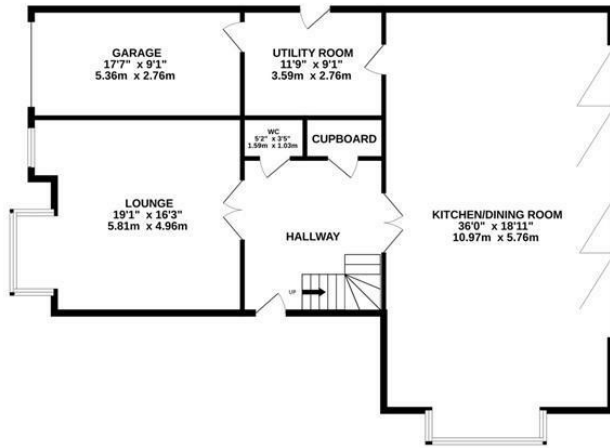
Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth 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.

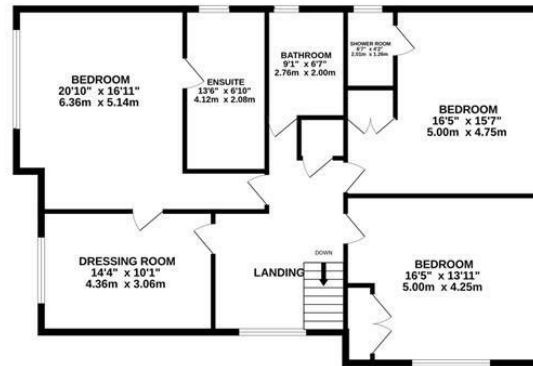
Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton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



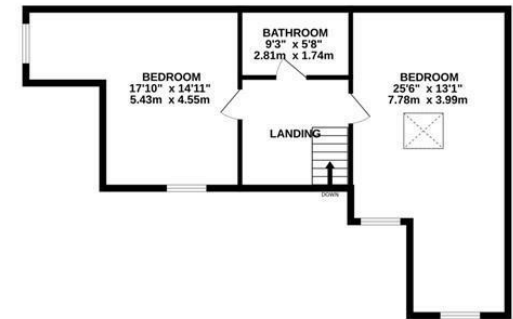
GROUND FLOOR  
1401 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



2ND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 3238 sq.ft. (300.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



