



£1,790,000

3a Canford Cliffs Avenue, Lower Parkstone, Poole, BH14 9QN



3a

Canford Cliffs Avenue, Lower Parkstone, Poole, BH14 9QN

****QUIET ROAD**** This striking RECENTLY BUILT family home has been finished to an EXCEPTIONALLY HIGH SPECIFICATION. With four double bedrooms, three reception rooms, this unique and design led property offers an abundance of space throughout. SOUTH FACING GARDEN

- FOUR DOUBLE BEDROOMS
- BUILT TO A HIGH SPECIFICATION
- LARGE OPEN PLAN RECEPTION ROOM
- SOUTH FACING GARDEN
- INTEGRAL GARAGE
- IDEAL FAMILY HOME
- 5.5 YEARS BUILDER'S WARRANTY

Local Authority Poole, Tax Band G, Tenure: Freehold



Property Comprises

Built in a traditional style in recent years by the current owner. This attractive detached house is 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 and Parkston Golf Course.

The property has been intelligently designed and finished to the highest of standards using quality materials with a real attention to detail and has been elegantly decorated throughout.

This substantial family home is bright and spacious throughout with a superb flow. Arranged over two floors and spanning over 2,750 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. this versatile home offers a further two reception rooms, downstairs shower room, separate utility and ample storage.

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

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 landscaped rear garden, which is south facing, private and sunny with great entertaining areas.

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.







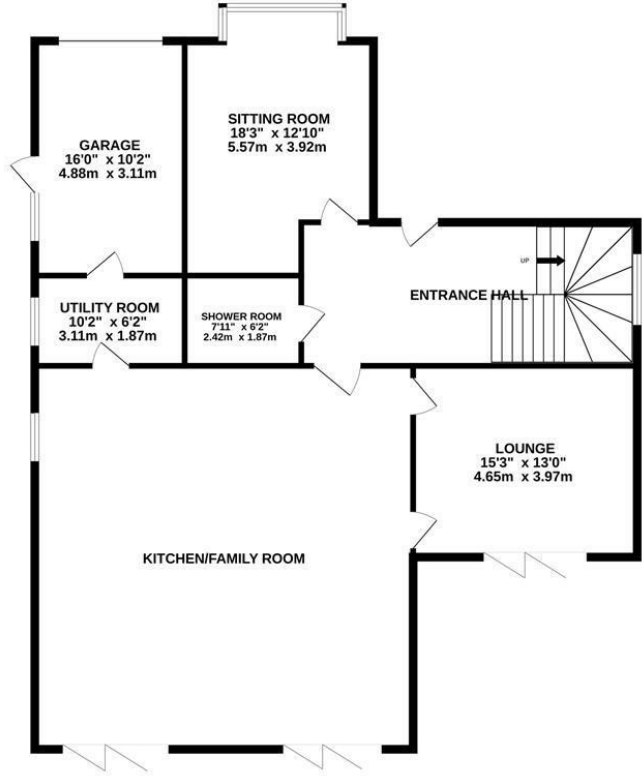
Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth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

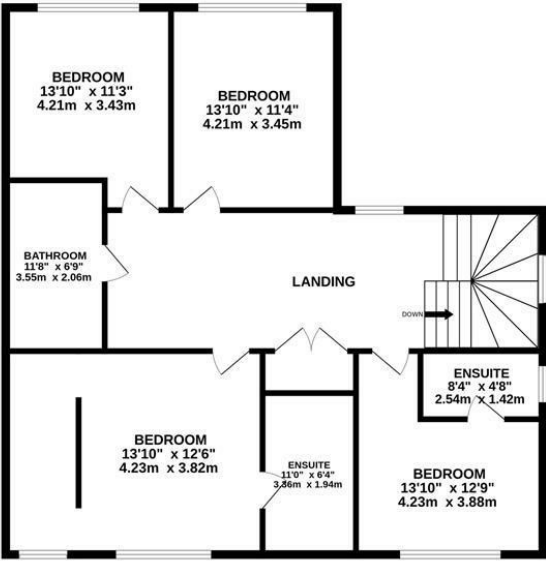
Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton 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
1578 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 2788 sq.ft. (259.0 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.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01202 700771
canfordcliffs@keydrummond.com
19 Haven Road, Canford Cliffs, Poole, Dorset, BH13 7LE