



43 Elgin Road

Lower Parkstone, Poole, Dorset, BH14 8PR



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

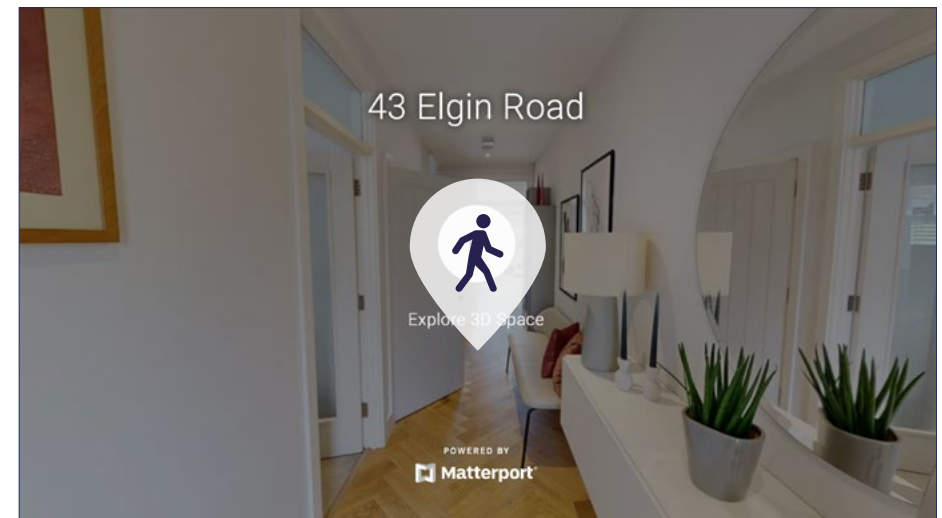
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

















Floorplan

43 Elgin Road, Lower Parkstone Poole, BH14 8PR



GROSS INTERNAL AREA
 GROUND FLOOR: 947 sq. ft, 88 m2
 FIRST FLOOR: 1,215 sq. ft, 113 m2
 GARAGE: 191 sq. ft, 18 m2
TOTAL: 2,353 sq. ft, 219 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

Possibly one of the prettiest houses in the area and located off a quiet and picturesque no-through lane comprising a small handful of mainly recently constructed properties. This house was originally constructed by KLF Developments who have carved out a reputation as a bespoke developer.

It comprises just over 2,350 square feet of well planned accommodation including a 6 metre integral garage. The New England style exterior perfectly complements the contemporary interior which is beautifully appointed and which features underfloor heating downstairs and radiators upstairs, all powered by an air source heat pump.

The open plan lifestyle room includes an exquisite kitchen complete with integrated appliances and a centre island as well as generous space for informal dining which connects via bi-fold doors to a wonderful outdoor living space in the form of a private sun terrace with a louvred pergola which can be partly enclosed or fully open to the sun depending on the weather. Naturally there is a formal sitting room which is an oasis of calm. Upstairs there are four double bedrooms including the master suite which features a vaulted ceiling, a walk in dressing room and a highly luxurious en suite shower room. The immaculate rear garden has been landscaped to a stunning design with lots of interesting features and a choice of living spaces.

- Tucked away in a quiet no-through lane
- Exceptionally pretty
- Built by renowned KLF Developments
- Beautifully appointed
- Louvred pergola / outdoor living space
- Stunning landscaped garden
- Sunny aspect
- Vaulted ceiling in master bedroom
- Total four bedrooms, three bathrooms
- Enclosed driveway and integral garage

Details

Guide Price: £1,350,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £76,250**
Additional Home £116,750**
** based on guide price

Council Tax: Band G
2024/2025 £3,579.59pa

EPC:



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Steve Isaacs
Director
07970 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

Property Ref: 1004



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.