

Luxury+Prestige



# 22A CLIFTON ROAD

LOWER PARKSTONE, POOLE, BH14 9PP































# TAKE A STEP INSIDE



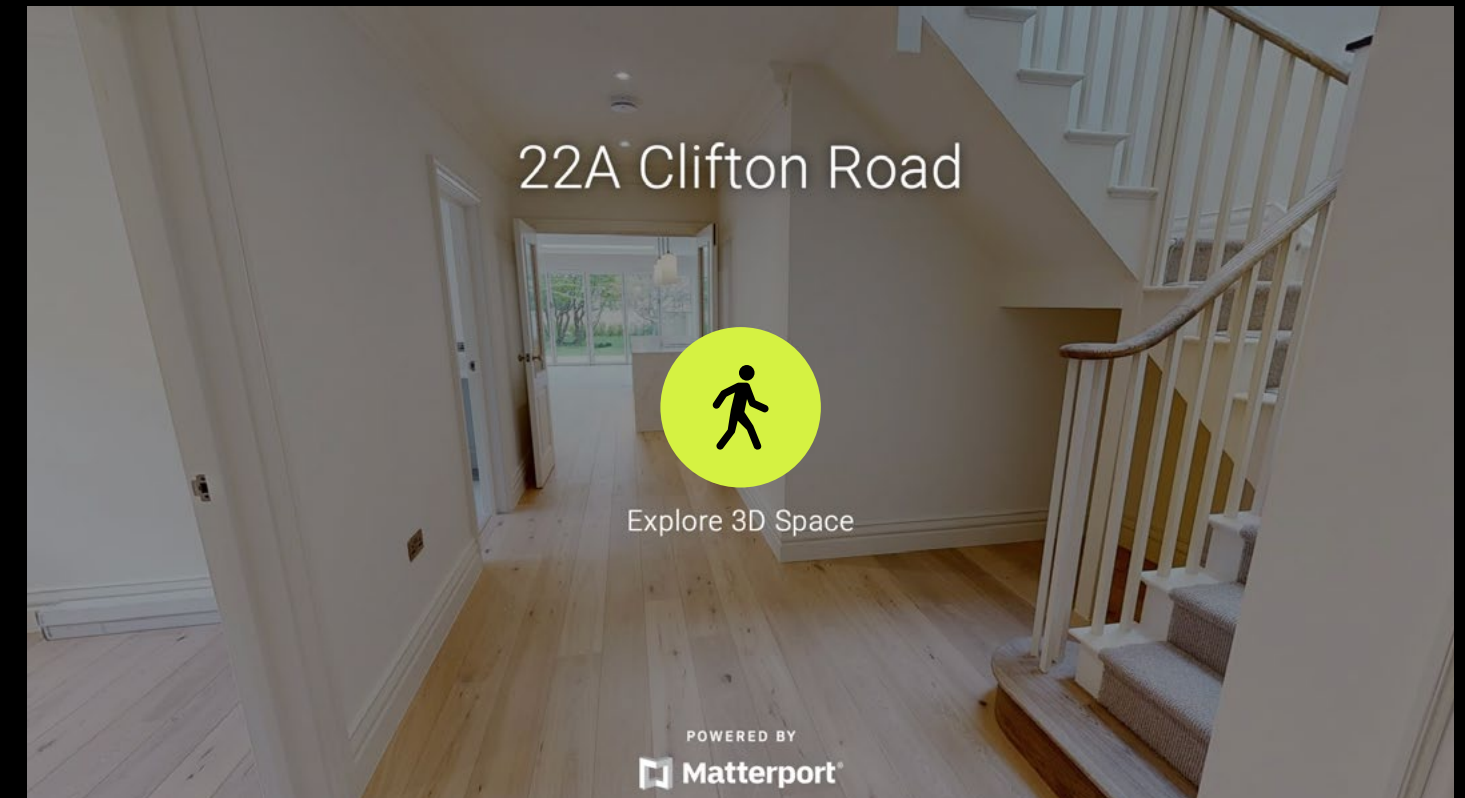
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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

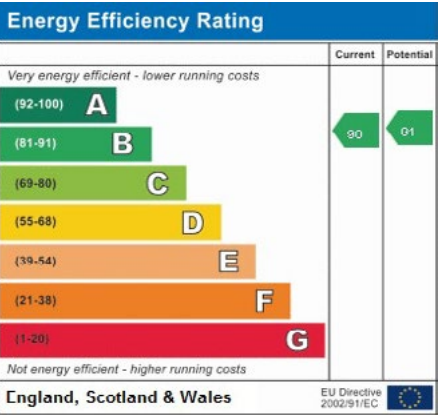
22A Clifton Road, Lower Parkstone,  
Poole, BH14 9PP

GROSS INTERNAL AREA

House (inc. Garage): 2,300 sq. ft / 214 m²

Overall Total: 2,300 sq. ft / 214 m²

Sizes and dimensions are approximate, actual may vary.



Address:  
22A Clifton Road



Ground Floor

First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 312714



# Summary

This is one of two brand new homes by experts Coane Construction in one of the areas most prestigious roads.

The traditional architecture is juxtaposed with contemporary interiors which are beautifully appointed. Contemporary homes constructed over just two storeys are rare and especially so with level family-friendly gardens so these will have broad appeal. The built form of this house extends to nearly 2,000 square feet and it has been designed with an all-important open plan life style room which zones conveniently for kitchen, informal dining and relaxed living thanks to a small split level.

Upstairs there are four double bedrooms and three bathrooms and the principal bedroom also features a dressing area. The house comes with a 10 year structural warranty and the high end specification includes a luxury kitchen by Leicht complete with centre island and breakfast bar, Siemens appliances, combi microwave, Quooker hot tap, quartz worktops, zoned underfloor heating, 4KW solar system and LED lighting throughout. There's a generous driveway at the front and the rear garden boasts a level lawn as well as a private sun terrace.

# Details

Guide Price:	£1,325,000
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           £73,750** Additional Home   £140,000** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band G 2024/2025           £3,579.59pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Brand new detached home
- + Beautiful level garden
- + Contemporary interior
- + Open plan living
- + Luxury kitchen by Leicht
- + Four double bedrooms
- + Large driveway
- + Integral garage
- + On just two storeys
- + Great location



# Our team



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