

40A Alton Road

Lower Parkstone

Poole, Dorset

BH14 8SW



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Price £1,400,000

Presenting an exquisite contemporary residence in Lower Parkstone, Poole. This impressive 4/5 bedroom detached house spans a generous 2,834 sq ft, seamlessly integrating modern design elements with traditional charm. Its striking rendered elevations are complemented by expansive double-glazed powder-coated aluminium windows, enhancing both aesthetic appeal and energy efficiency.

Within close proximity to Ashley Cross Village and Blue Flag beaches ensures easy access to a wealth of amenities and leisure activities, making this property an ideal choice for discerning buyers seeking a blend of luxury, convenience and style in one of Poole's most sought after locations.

SUMMARY OF ACCOMMODATION

Contemporary 4/5 bedroom detached house

2,742 sq ft with a blend of modern & traditional features

Spacious kitchen/breakfast/family room

Block paved driveway & parking for up to 3 vehicles

Living room with retractable bi-folding doors

Fully integrated garage • EV Charger • Water Softener

CAT 5 internet cabling to all rooms

Underfloor heating to ground & first floor

Main bedroom with dressing area & en-suite shower room

Close to Ashley Cross Village & Blue Flag beaches

Approaching the property, you are greeted by a grand entrance featuring a railed and walled boundary, culminating in a pillared entry and a block-paved





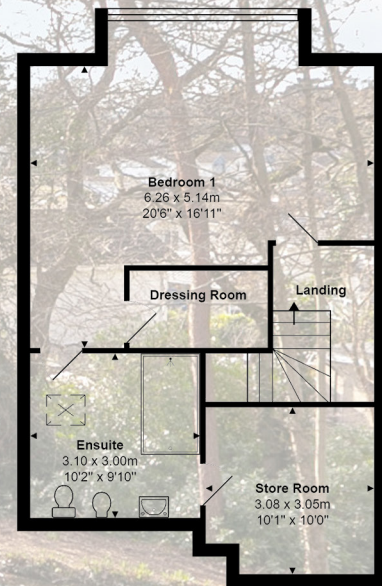
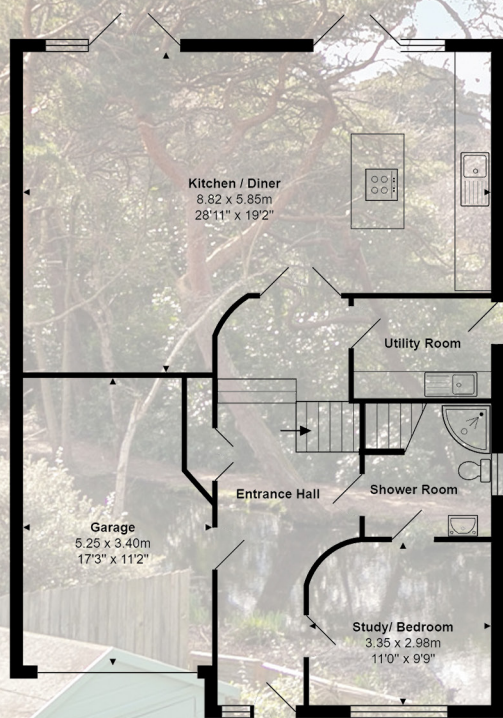
Stepping inside, the main hallway sets a tone of elegance with a contemporary solid timber front door and high glazed porcelain tiled floor. The American limed oak staircase, adorned with tread lighting and stainless-steel balustrade, adds a touch of sophistication while providing access to the ground floor's principal rooms and the integrated garage.

The heart of this home lies in its expansive kitchen/breakfast/family room, boasting a harmonious blend of functionality and style. The kitchen area exudes luxury with oak-effect and high-gloss cream-colored units, neutral granite work surfaces and a suite of integrated appliances. Large powder-coated aluminium double-glazed doors and windows flood the space with natural light while providing seamless access to the tranquil west facing rear garden.

On the ground floor, a versatile room serves as either a study or fifth bedroom, with access to a 'Jack & Jill' shower room for added convenience.

Ascending to the first floor, the living room offers a serene retreat with retractable bi-folding doors opening onto a veranda-style balcony, offering picturesque views over the stream. The master bedroom boasts contemporary fixtures, ample storage and an en-suite shower room, while additional bedrooms provide comfortable accommodation for family or guests.

Outside, the rear garden offers a peaceful oasis for outdoor entertaining, complete with a patio area and lawn bordered by close board fencing.



Total Area: 254.8 m² ... 2742 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

40A Alton Road

LOCATION

Poole BH14 8SW

TOTAL FLOOR AREA

2742.00 sq ft (excl balcony)

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale