



4 Lakeside Road

, Poole, BH13 6LR

Offers in excess of £1,750,000





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, Poole, BH13 6LR

SITUATED 200 METRES FROM THE BEACH IN THE GLORIOUS BRANKSOME PARK. This beautifully designed and well built contemporary property is offered over three floors approaching 3500 sq ft in size. The property was built to the highest of specifications and is conveniently located with its excellent commuter links to London, Southampton and the nearby New Forest National Park. The South Coast which further boasts excellent amenities, Stunning natural harbour and beautiful beaches. Bournemouth and Southampton International airports are close by whilst Bournemouth railway station accesses London by rail in approximately an hour and a half. Parkstone Golf Course is located Close By.

The ground floor has an impressive reception hall with a feature staircase with stainless steel handrail and glass balustrade, a luxury well-appointed kitchen with centre island, granite work surfaces and upstand, and integrated appliances, provides the ideal space for entertaining. To the rear of the well-appointed kitchen, doors connect to the separate laundry room. A guest WC and integral double garage are also located on this level.

From the main hall the staircase leads to the first floor where an especially light and airy living room is situated providing the most stunning views of the garden, this room also has the potential to partition off an area to create an additional reception room/office and boasts a private sun balcony. Bedroom three with an ensuite shower room with Villeroy & Boch sanitary ware. Stairs continue up to the second floor with connecting doors into the three double bedrooms, two which are en-suite. The primary bedroom is especially impressive with generous wardrobe space and has a well appointed ensuite bathroom. Externally the property has a beautiful private landscaped garden, and the front driveway offers generous casual parking, all enclosed by remote control gates.

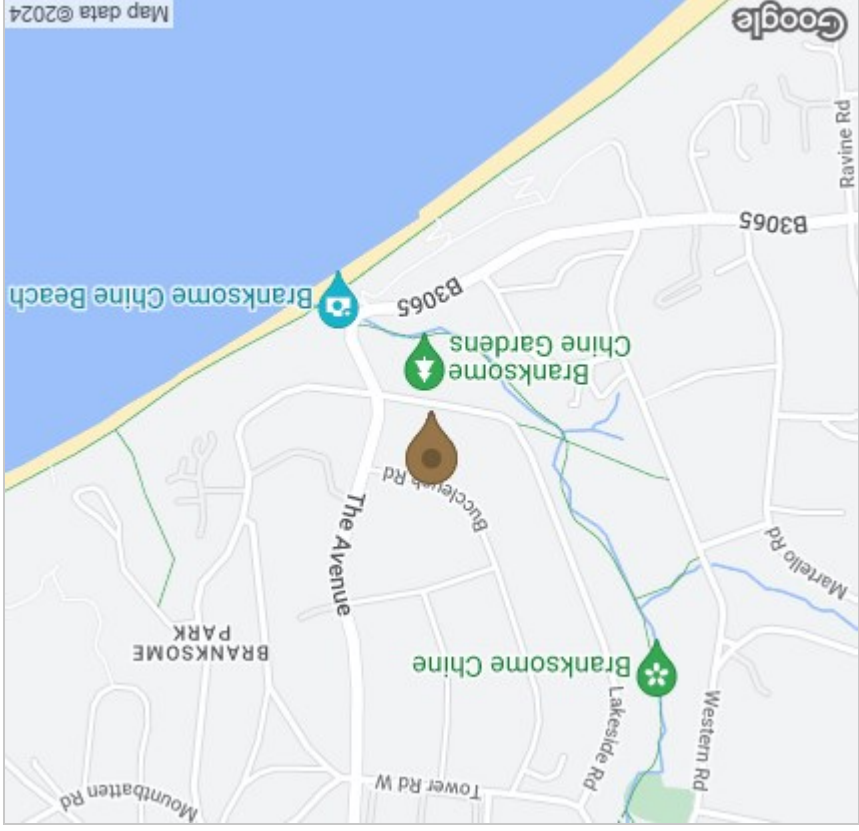
Viewings are considered essential via the joint selling agents, call St Q Property Group today.



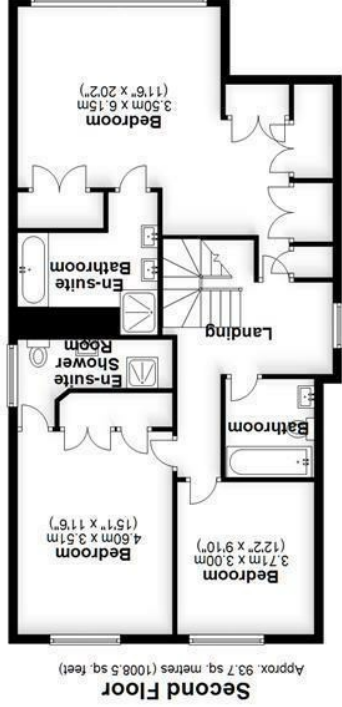
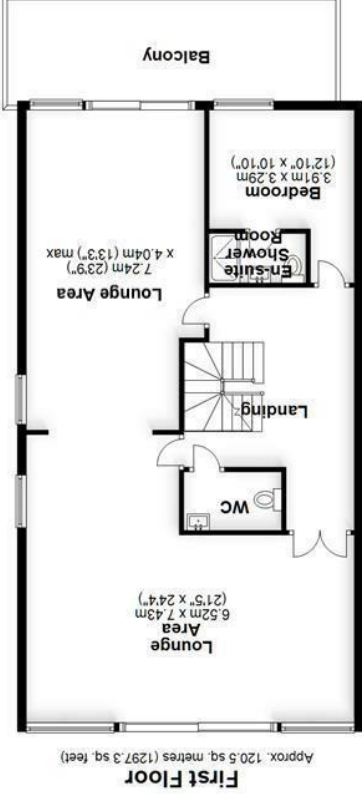
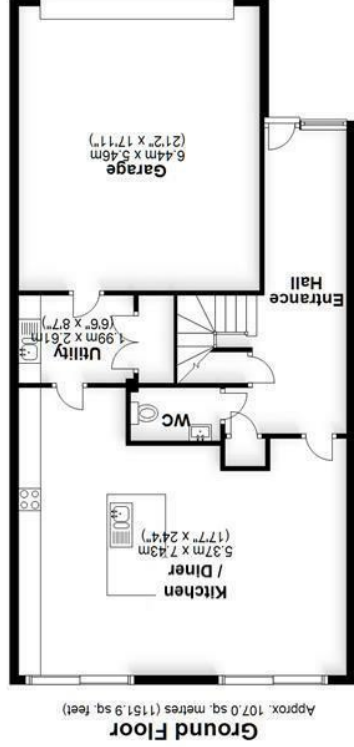




## Area Map



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



Total area: approx. 321.2 sq. metres (3457.6 sq. feet)

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Plan produced using PlanItUp

## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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