





### Property Description

Tucked away in a secluded development, this brand new detached home stands as one of only three, offering an unparalleled living experience. Stepping inside, you're immediately drawn to the open plan kitchen / dining area, which features integrated appliances, quartz countertops, and a convenient breakfast bar.

Bi-fold doors gracefully extend the living space outdoors, connecting the kitchen to a sun-drenched, south-facing decked patio ideal for al fresco meals and tranquil relaxation. This connection between indoor and outdoor living enhances the sense of spaciousness and light throughout the home, perfect for both everyday living and entertaining.

Upstairs you will find four bedrooms, with two en-suite shower rooms and a family bathroom.

This property boasts a fantastic location, perfectly suited for families. Just over 300 meters away lies Alexandra Park, complete with a children's play area and a cafe. Being situated within the catchment area for the highly regarded Courthill Infant & Baden Powell Junior schools makes it an incredibly attractive proposition. The vibrant Ashley Cross, with its array of independent shops and eateries, is located within a mile and for commuters, the nearby Parkstone & Branksome train stations offer direct routes to major destinations including Southampton, and London Waterloo. And when it's time for leisure, the award-winning beaches of Sandbanks and Poole, along with Bournemouth town centre, are all just a short trip away.

### Approach

A tarmac drive leads to the development at the bottom, where a shingled area provides two allocated parking spaces as well as an EV charging point. Front door opens into the;

### Entrance Hall

Doors to all rooms. Storage cupboard.

### Cloakroom

Obscure window to the front. Low level WC. Wash hand basin. Chrome heated towel rail.

### Sitting Room

15' 8" x 14' ( 4.78m x 4.27m )  
Double glazed window to the front aspect.

### Kitchen / Breakfast Room

24' 11" x 11' ( 7.59m x 3.35m )

Double glazed window to the rear. Bi-fold doors opening to the rear deck. This room is the heart of the home, featuring integrated appliances and creating a perfect space for cooking, dining, and socialising.

### First Floor Landing

First Floor Landing

### Bedroom One

11' 3" x 11' ( 3.43m x 3.35m )  
Double glazed window to the rear aspect. Radiator. Door to;

### En-Suite

Three piece suite comprising shower cubicle, low level WC and wall hung hand wash basin. Chrome heated towel rail. Part tiled.



## Bedroom Two

11' x 10' 3" ( 3.35m x 3.12m )  
Double glazed window to the front aspect.  
Radiator. Door to;

## En-Suite

Obscure window to the side aspect. Three piece suite comprising shower cubicle, low level WC and wall hung hand wash basin. Chrome heated towel rail. Part tiled.

## Bedroom Three

12' x 10' 5" ( 3.66m x 3.17m )  
Double glazed window to the front. Radiator.

## Bedroom Four

11' x 9' 2" ( 3.35m x 2.79m )

Double glazed window to the rear aspect.  
Radiator.

## Family Bathroom

Obscure glazed window to the side aspect. Three piece suite comprising panelled bath with shower over, low level WC, wall hung basin with vanity drawer. Fully tiled. Extractor.

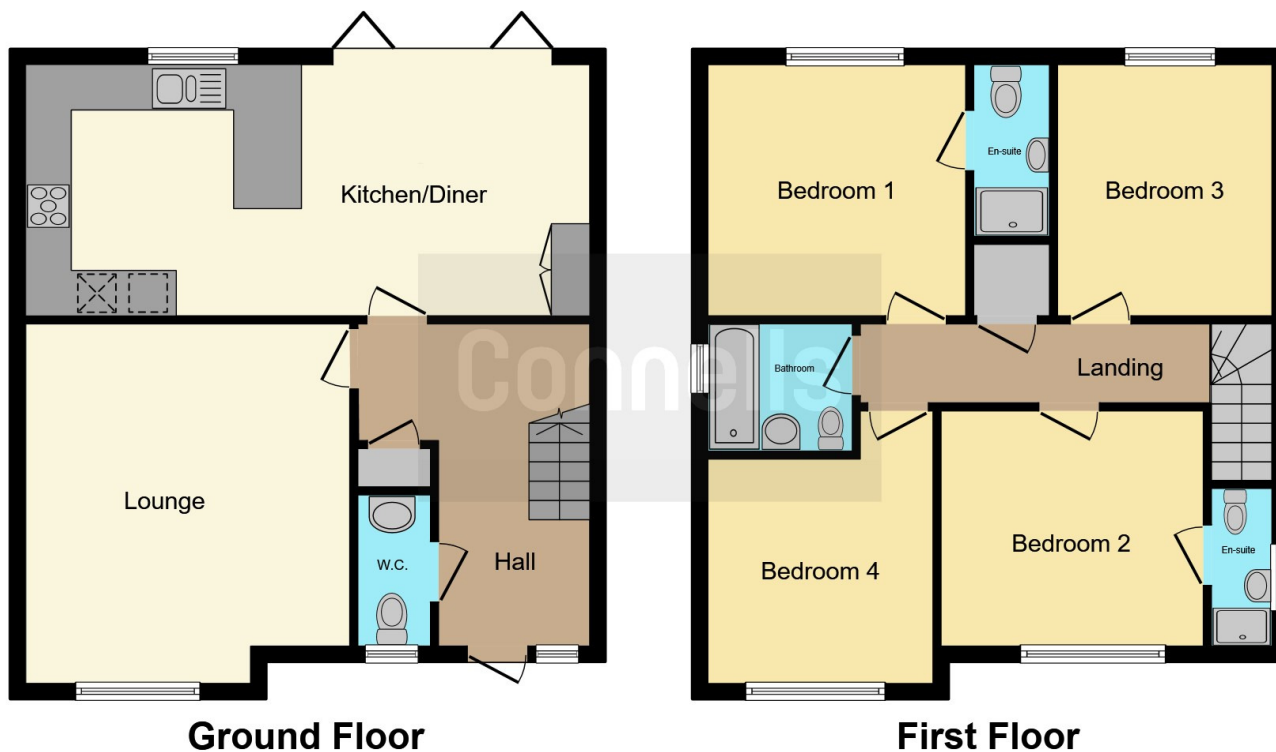
## Outside

The south facing rear garden offers a tranquil retreat, ideal for relaxing or al fresco dining.

## Agents Notes;

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**EPC Rating: Exempt**

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Tenure: Freehold



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