



95 Compton Avenue, Poole BH14 8PX
£1,150,000 Freehold





****IMMACULATELY PRESENTED FAMILY HOME**** This **FOUR DOUBLE BEDROOM** property offers **BRIGHT** and **SPACIOUS** accommodation throughout and benefits from an **OPEN PLAN LIVING AREA**, a **WEST FACING GARDEN** and extends to **OVER 2000 SQFT**.

- FINISHED TO A HIGH STANDARD
- CLOSE TO PARKSTONE GOLF CLUB
- OPEN PLAN KITCHEN, LIVING, DINING
- GATED DRIVEWAY
- FOUR SPACIOUS DOUBLE BEDROOMS
- IMMACULATELY PRESENTED AREA

Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

A modern detached residence situated in a popular road in the heart of Lower Parkstone. The property is only 10 years old and has been finished using extremely high quality materials and a brilliant attention to detail.

This substantial family home has been intelligently designed throughout with a superb flow, spanning across 2,000+ square feet of luxury accommodation arranged over three floors.

A spacious entrance hall gives access to a well appointed open plan kitchen, lounge, dining room with integral appliances and quartz worktops. Also to the the ground floor is a separate lounge, office, W/C and utility room.

Stairs from the entrance hall lead to the first floor landing providing access to three double bedrooms, a family bathroom and a dressing area with en-suite to the main bedroom. On top floor is further double bedroom with its own en-suite.

Externally, the property is accessed via electric gates leading to a large driveway offering ample off road parking, the rear garden is low maintenance and west facing.



