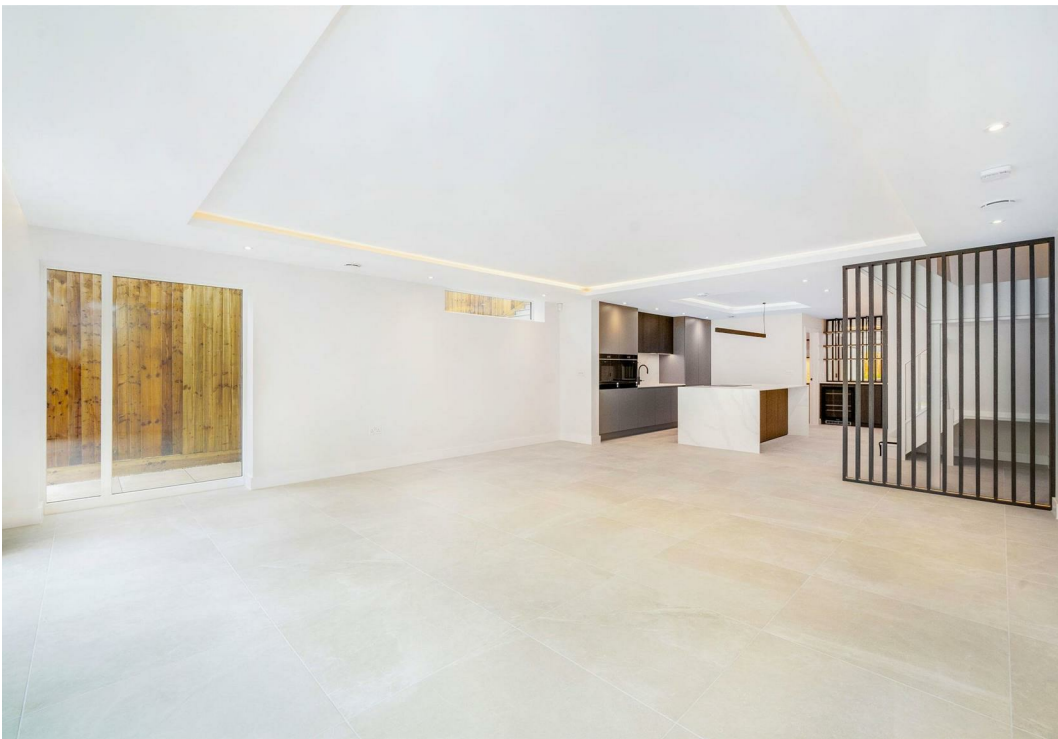




**Plot 2, 3 Durrant Road, Lower Parkstone, Poole BH14 8TX**  
**£1,095,000 Freehold**





**\*\*ONLY ONE REMAINING\*\* A STUNNING NEW BUILD PROPERTY situated in the heart of LOWER PARKSTONE. This MODERN and STYLISH FAMILY HOME has been finished to an EXCEPTIONAL STANDARD throughout by renowned local developers KLF DEVELOPMENTS.**

- ONLY ONE REMAINING
- OPEN PLAN LIVING
- WELL LANDSCAPED GARDENS
- BESPOKE FITTINGS THROUGHOUT
- SOLAR PANELS AND ELECTRIC CAR CHARGER
- 2000 SQFT OF ACCOMMODATION
- FOUR BEDROOMS
- OFF ROAD PARKING
- 10 YEAR NEW BUILD WARRANTY
- EXCEPTIONAL QUALITY

### **Property Comprises**

New England in style and design the homes have been finished in Light Mist Hardieplank cladding, Vandersanden Bivio brickwork and classic white sash style windows. Internally the houses have large open plan kitchen/dining/living areas with bespoke Leicht German kitchens, designed and installed by Hub Interiors with the addition of a built in bar area for entertaining. The houses offer 3/4 bedrooms, with one of the rooms having potential use as a separate living area.

The top floors are dedicated to the impressive principal bedroom with a walk-in dressing area and ensuite bathroom that have been designed by Arno Bathrooms.

Soft internal feature lighting can be found throughout the houses as well as feature exterior lighting ensuring the houses stand out at night.

### **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 with its water sports and 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.





Room	Dimensions	Total Floor Area
House 1 - Room Dimensions	Master: 5.85m x 5.5m (19'2" x 18'1") Dressing: 3.5m x 1.55m (11'5" x 5'1") En suite: 3.37m x 1.6m (11'7" x 5'3")	184 m <sup>2</sup> (1,980 sq ft)
House 2 - Room Dimensions	Master: 5m x 6m (16'5" x 19'8") Dressing: 4.7m x 2.35m (15'5" x 7'8") En suite: 4.58m x 2.6m (15'0" x 8'6")	186 m <sup>2</sup> (2,002 sq ft)

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

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A	A
B	B
C	C
D	D
E	E
F	F
G	G

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents. Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.