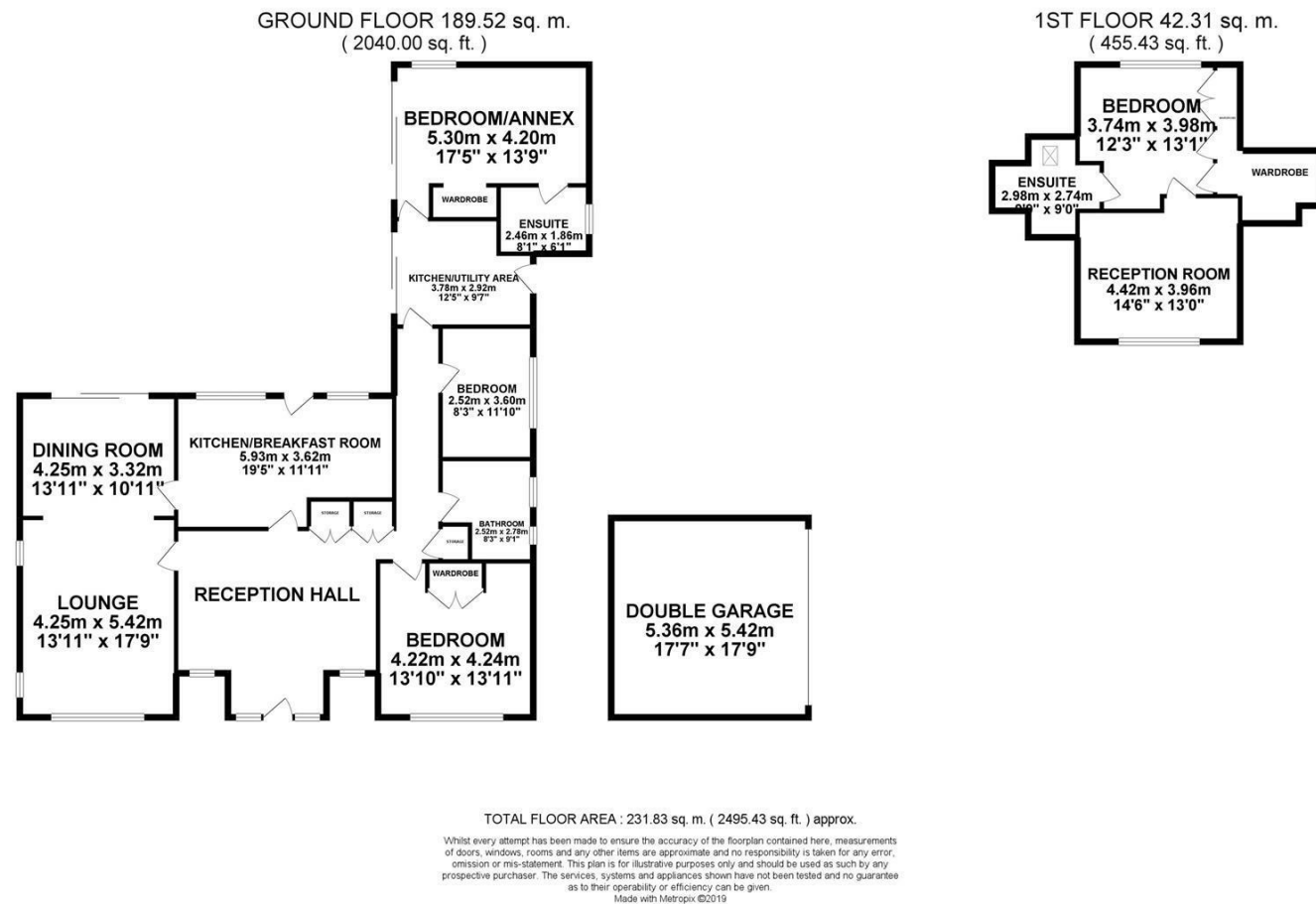


## Canford Cliffs

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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:  
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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.

11 Munster Road, Lower Parkstone, Poole BH14 9PS  
 Price Range £749,950 Freehold

A 4 BEDROOM DETACHED HOUSE situated within walking distance of PARKSTONE GOLF CLUB. The property offers excellent accommodation consisting of a LARGE LOUNGE DINING room, KITCHEN BREAKFAST ROOM and UTILITY. To the front of the property is a DOUBLE GARAGE and South facing sun terrace.

- DETACHED FAMILY HOME  
 ■ FOUR BEDROOMS  
 ■ SOUTH FACING SUN TERRACE

■ SPACIOUS ACCOMMODATION  
 ■ LARGE LOUNGE/DINING ROOM  
 ■ DOUBLE GARAGE



Location

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.

Property Comprises

Entrance Hall

18' x 17' (5.49m x 5.18m)

Kitchen/Breakfast Room

19'5 x 11'11 (5.92m x 3.63m)

Breakfast Area

Lounge

13'11 x 17'9 (4.24m x 5.41m)

Dining Room

13'11 x 10'11 (4.24m x 3.33m)

Kitchen/Utility Area

12'5 x 9'7 (3.78m x 2.92m)

Master Bedroom

12'3 x 13'1 (3.73m x 3.99m )

Dressing Room

14'6 x 13'0 (4.42m x 3.96m)

En-Suite Shower Room

9'9 x 9' (2.97m x 2.74m)

Bedroom Two

17'5 x 13'9 (5.31m x 4.19m)

En-Suite Shower Room

8'1 x 6'1 (2.46m x 1.85m)

Bedroom Three

13'10 x 13'11 (4.22m x 4.24m)

Bedroom Four

11'10 x 8'3 (3.61m x 2.51m)

Family Bathroom

8'3 x 9'1 (2.51m x 2.77m)

Double Garage

17'7 x 17'9 (5.36m x 5.41m)

Rear Garden

The rear garden has a large sun patio with steps leading up to a lawned area with flower, shrub and mature tree borders. A pathway gives access to the side of the house.

