

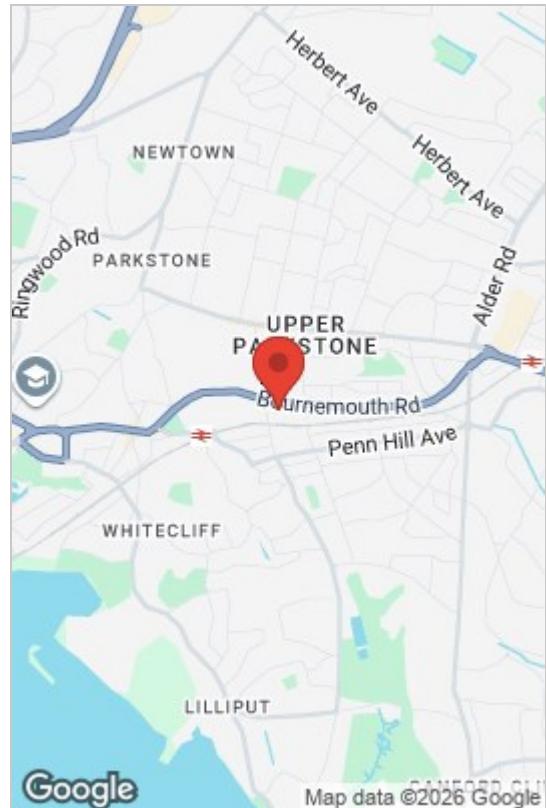


STRATTON OAK ESTATES



3 2 1 C

3 The Cuttings, Poole, BH14 8FL  
Guide Price £500,000



- Immaculately presented property in the select development 'The Cuttings' close to Ashley Cross.
- Impressive Master bedroom with fully fitted wardrobes and ensuite shower room
- In catchment for both Baden and Courthill Schools
- Constructed in 2014 by the reputable housebuilder Whitelock
- Private South facing garden landscaped to be low maintenance with plenty of space for alfresco dining
- Block paved driveway providing parking for multiple vehicles

A BEAUTIFULLY presented and contemporary three-bedroom semi-detached home, tucked away in a quiet and desirable Lower Parkstone location, just moments from vibrant Ashley Cross. Built in 2014, this STYLISH property boasts a SOUTH-FACING garden, spacious open-plan living, a luxurious master with en-suite, off-road parking, and a detached garage.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.