



Cynthia Road | Poole | BH12 3JE

Offers In The Region Of £340,000



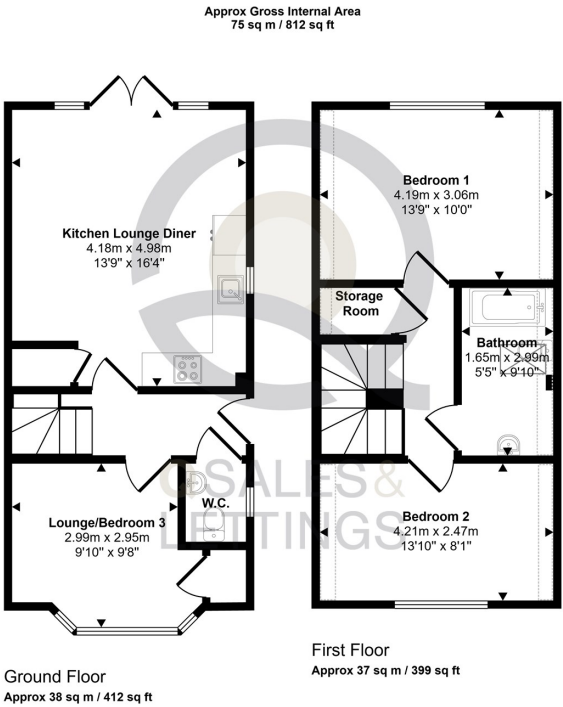
**QSALES &
LETTINGS**

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Only two homes remain within this exclusive development of just three detached houses. Built to an A-rated specification with in-roof solar panels, electric vehicle charging and flexible family accommodation, they offer an increasingly rare opportunity to enjoy the benefits of a brand new home in a private setting.

The ground floor has been thoughtfully designed around modern living. A bright open-plan kitchen, living and dining room forms the heart of the home, with French doors opening directly onto the sunny rear garden to create an easy connection between inside and out. The bespoke kitchen is fitted with integrated appliances and generous storage, while a versatile ground floor room provides flexibility as a third bedroom, home office, snug or playroom. A convenient cloakroom/WC completes the ground floor.

- **ONLY TWO LEFT**
- **Brand new detached home situated within an exclusive off-road development of just three properties**
- **Bespoke fitted kitchen with integrated appliances and high-quality finishes throughout**
- **A-rated energy efficient home with in-roof solar panels and electric vehicle charging point**
- **Convenient downstairs cloakroom and WC and stylish family bathroom serving the first floor**
- **To book a viewing please call 01202 283654**
- **Bright and spacious open plan kitchen, living and dining area with French doors opening onto the sunny rear garden**
- **Versatile ground floor bedroom providing flexible living accommodation**
- **10-year builder's warranty**
- **EPC: A Council Tax Band: C**



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	