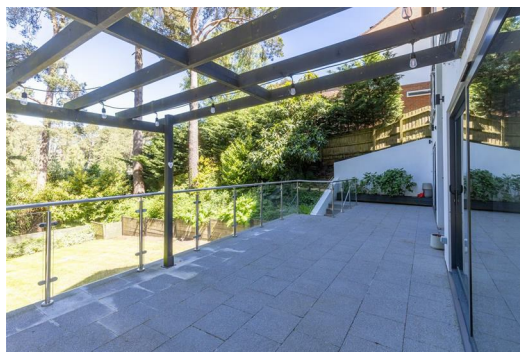




38 Clifton Road, Poole, Dorset BH14 9PP

£1,595,000

Exceptional contemporary home extending to over 3,000 sq ft across three floors in one of Lower Parkstone's premier roads. Featuring 4 bedrooms, 4 bathrooms, a stunning 37ft kitchen/lifestyle room, vaulted principal suite with balcony, integral garage, gated driveway and private garden.

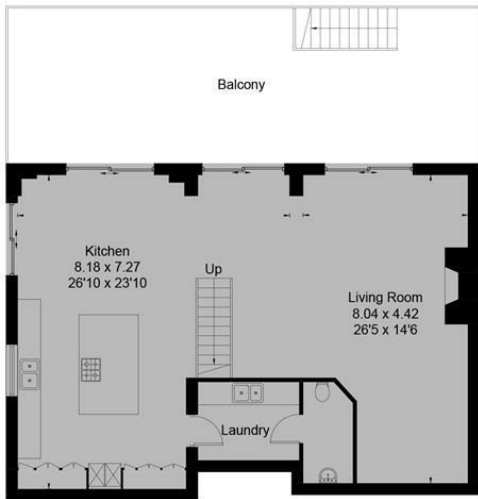
Occupying an elevated position within one of Lower Parkstone's most desirable roads, this striking contemporary residence offers over 3,000 square feet of beautifully appointed accommodation, combining bold architectural design with stylish modern living. Set behind electric gates and approached via a generous driveway, the property immediately impresses with its dramatic twin-gabled façade and extensive glazing, creating a home of exceptional light and character. Internally, the accommodation has been thoughtfully arranged across three floors, with a spectacular open-plan lifestyle space designed for both entertaining and day-to-day family living. The heart of the home is the kitchen/dining/living area featuring a sleek contemporary kitchen with central island, integrated appliances and direct access onto a large sun terrace overlooking the lawned rear garden. The spacious lounge area benefits from bespoke fitted cabinetry and a feature fireplace, while additional reception space provides flexibility for a cinema room, study or snug. The bedroom accommodation is equally impressive, with luxurious suites arranged across the upper floors. The principal bedroom enjoys vaulted ceilings, dramatic glazing and a beautifully finished en suite shower room and balcony. Further bedrooms are generously proportioned and complemented by stylish bath and shower facilities throughout. Externally, the landscaped rear garden offers a wonderful degree of privacy and enjoys a large entertaining terrace ideal for outdoor dining and summer gatherings. A generous integral garage and ample off-road parking complete the accommodation. Situated moments from the amenities of Penn Hill Village, Ashley Cross and the award-winning beaches at Sandbanks, this exceptional home represents a rare opportunity to acquire a striking contemporary residence within one of the area's premier locations.

Please check out our Video & Interactive 3D Tour

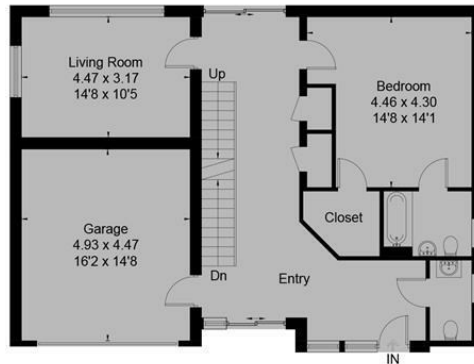
All of our properties feature a professionally produced short video as well as a fully interactive 3D tour.

38 CLIFTON ROAD POOLE, BH14 9PP

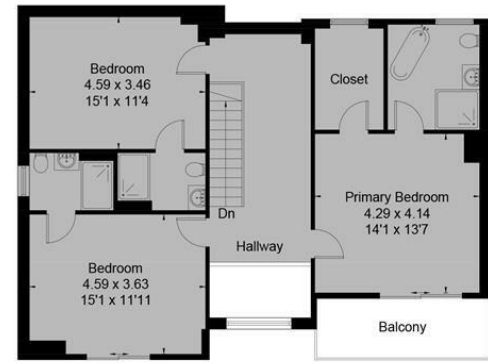
Approximate Floor Area = 282.1 sq m / 3036 sq ft (Including Garage)



First Floor



Second Floor



Third Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #108238

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

28A Haven Road, Canford Cliffs, Poole, Dorset, BH13 7LP

Tel: 01202 007373

steve@luxuryandprestige.com

Company web address