



MUNSTER ROAD,  
LOWER PARKSTONE









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## DETAILS

An outstanding contemporary family home of exceptional quality, occupying a prime south-facing plot in the heart of Lower Parkstone.

This beautifully appointed detached residence offers impeccably finished accommodation arranged over three floors, with expansive open-plan living and superb garden access perfectly suited to modern family life and entertaining.

The welcoming entrance hall provides access to a versatile study or fifth bedroom, a refined living room with double doors opening onto a generous south-facing balcony, a cloakroom and an oversized integral garage. At garden level, a striking open-plan kitchen, dining and family space forms the centrepiece of the home, thoughtfully designed with direct access onto the landscaped rear garden. The sunny south-facing garden features an extensive patio terrace ideal for entertaining and a well-maintained lawn beyond.

The upper floor comprises four well-proportioned bedrooms, all with fitted wardrobes. The principal and guest bedrooms benefit from contemporary en suite facilities, complemented by a stylish family bathroom.

The property is within easy reach of the award-winning beaches of Bournemouth and the renowned shoreline of Sandbanks, while the vibrant centres of Ashley Cross and Penn Hill provide an excellent selection of boutiques, cafés and restaurants.

## AT A GLANCE

:	£1,150,000
Tenure:	Freehold
Stamp Duty:	£58,750 main home
Local Authority:	BCP Council
Council Tax:	Band G

## KEY FEATURES

- Prime Lower Parkstone location on a superb south-facing plot
- Exceptional specification and finish throughout
- Living room with balcony and elevated garden outlook
- Impressive open-plan kitchen/dining/family room
- Landscaped south-facing garden with extensive terrace
- Oversized integral garage and ample off road parking
- Short stroll to Parkstone Golf Course

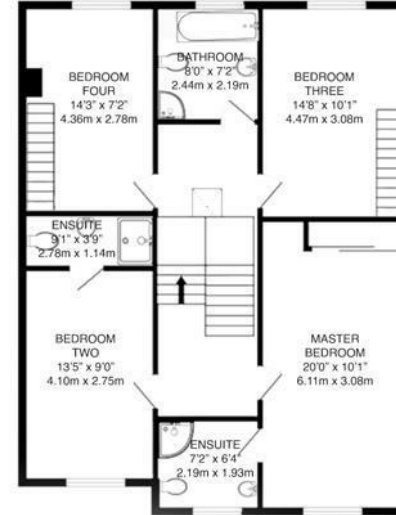
LOWER GROUND FLOOR  
510 ft<sup>2</sup> (47.4 m<sup>2</sup>) approx.



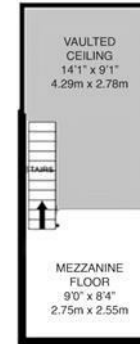
GROUND FLOOR  
866 ft<sup>2</sup> (80.4 m<sup>2</sup>) approx.



FIRST FLOOR  
896 ft<sup>2</sup> (83.3 m<sup>2</sup>) approx.



SECOND FLOOR  
202 ft<sup>2</sup> (18.8 m<sup>2</sup>) approx.



TOTAL FLOOR AREA 2475 FT<sup>2</sup> (229.9 M<sup>2</sup>) APPROX.

# LLOYDS

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