

Spur Hill Avenue | Lower Parkstone | Poole | BH14 9PJ

£1,150,000

BEEZUMS



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- **NEW BUILD PROPERTY**
- **INTEGRAL OVERSIZED MULTI-USE GARAGE**
- **IMPRESSIVE OPEN PLAN LIVING SPACE**
- **OVER 3200 SQFT**
- **10 YEAR ICW WARRANTY**
- **LUXURIOUS PRINCIPAL BEDROOM SUITE**
- **QUIET CONVENIENT LOCATION**
- **EXCEPTIONAL FINISH THROUGHT**

NEW HOME An exceptional three-storey detached home finished to an OUTSTANDING SPECIFICATION, featuring a stunning open-plan kitchen/living area with sliding doors to landscaped gardens. This energy-efficient home offers a luxurious principal suite and highly versatile, multi-purpose accommodation perfectly suited to modern family living.



















This outstanding newly built detached home offers an exceptional standard of design, generous proportions, and superbly planned accommodation arranged over three floors. Finished to an exacting specification throughout, the property seamlessly combines luxury, versatility, and modern efficiency.

The ground floor provides a grand entrance, with access to a large L-shaped garage/workshop with electric door, WC, cloak cupboard and storage.

Occupying the entire first floor, the heart of the home is an impressive open-plan kitchen, living, and dining space designed for both entertaining and everyday family living. The contemporary kitchen is beautifully appointed with a comprehensive range of integrated appliances, including a fridge/freezer, oven, warming drawer, combination microwave oven, dishwasher, and a sleek downdraft extractor hob.

This expansive space is enhanced by large format Pietra Casa ceramic floor tiles with zoned gas fired underfloor heating, creating both comfort and visual impact. Sliding doors span the rear elevation, opening onto a generous patio area finished with matching Pietra Casa ceramic tiles creating a seamless transition between indoor and outdoor living.

On the first floor is a separate formal living room with dual aspect including an elegant bay window to the front, along with a dedicated study/bedroom four complete with Cat 6 data points ideal for home working. A functional utility room with plumbing for a washing machine and tumble dryer, alongside a separate WC, completes this level.

The second floor hosts three well proportioned double bedrooms. The impressive principal suite offers a truly luxurious retreat, featuring a designated dressing room and a beautifully appointed en-suite shower room with twin vanity basins and a walk in wet room shower with illuminated alcove and additional hand held attachment. Two further double bedrooms benefit from built-in wardrobes and are served by a stylish family bathroom and en-suite.

Externally, the rear garden has been thoughtfully landscaped, with a large tiled patio leading via steps to an artificial lawn. To the front, the property is approached via a brick-paved driveway providing ample off-street parking and access to the large garage.

Further enhancing the home’s appeal are energy efficient features including gas fired underfloor heating, photovoltaic solar panels, and a solar hybrid inverter. The property is also fully equipped with Cat 6 cabling throughout.











Spurhill Avenue is a quiet, tree-lined residential road situated in Lower Parkstone, positioned between local commercial hubs and the coastline. The property sits within walking distance of Penn Hill Village, an area featuring a selection of independent bakeries, cafés, restaurants, and convenience shops.

The nearby district of Ashley Cross provides further amenities, including artisan eateries, retail outlets, and public green space at Victoria Park.

For outdoor recreation, the wooded footpath through Branksome Park connects the immediate area to Branksome Chine. This public trail leads directly to the local Blue Flag sandy beaches, passing public tennis courts and beachside facilities along the route. Poole Harbour and the Sandbanks Peninsula are located within a short drive or cycle, offering extensive facilities for sailing, paddleboarding, and deep water marina access.

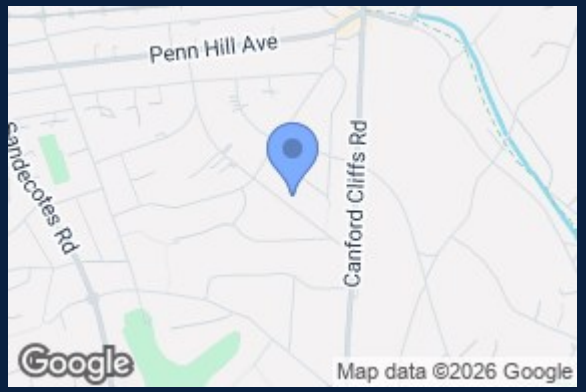
The avenue falls within the catchment areas for Courthill First School and Baden Powell & St Peter's Junior School, both of which are located nearby.

Transport links are accessible via Parkstone Station and Branksome Station, both of which sit on the South Western Railway main line with direct, regular services to London Waterloo. Additionally, the Wessex Way (A338) provides vehicle access to the regional road network, connecting to the M27 and M3 motorways.







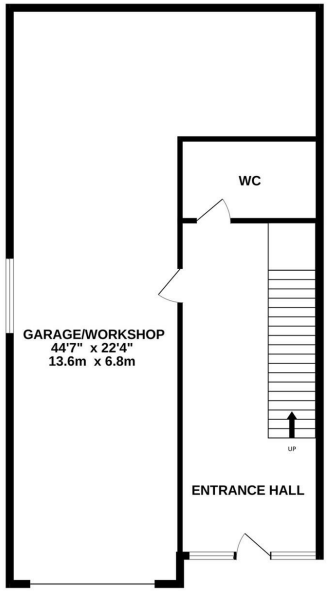




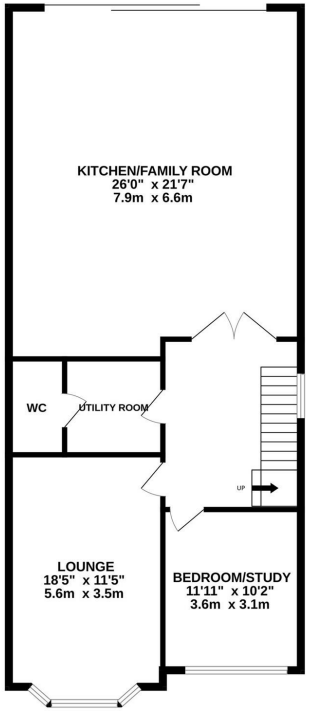
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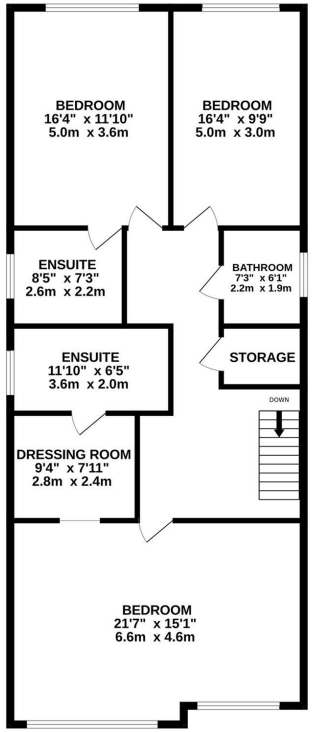
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3233sq.ft. (300.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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