



Cynthia Road | Poole | BH12 3JE

Offers In The Region Of £340,000



**QSALES &
LETTINGS**

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Introducing a rare opportunity to secure one of three brand new detached homes, thoughtfully designed to blend contemporary living with everyday comfort within an exclusive off-road development.

This beautifully crafted residence presents the perfect opportunity for those seeking a modern, energy-efficient lifestyle in a highly convenient location.

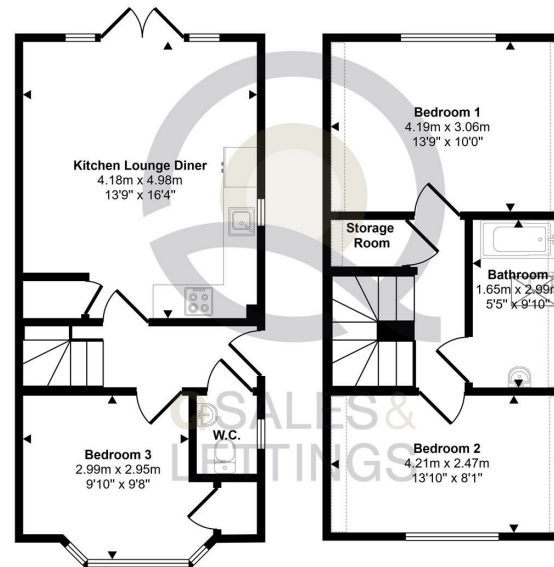
Upon entering, you are welcomed into a bright entrance hallway with a convenient downstairs cloakroom/WC and a versatile ground floor room which could be utilised as a third bedroom, home office, snug, or guest accommodation, offering excellent flexibility to suit a range of lifestyles.

- 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
- 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

Location



Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 37 sq m / 399 sq ft

☐ 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		96	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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