



£1,150,000

3 Durrant Road, Lower Parkstone, Poole, Dorset, BH14 8TP



3

Durrant Road, Lower Parkstone, Poole, Dorset, BH14 8TP

An exceptional four-bedroom residence, constructed by renowned local developer KLF Developments approximately two years ago and now offered by its current owner, extending to around 2,000 sq ft of high-specification accommodation.

- RECENTLY CONSTRUCTED PROPERTY BY KLF DEVELOPMENTS
- THREE/FOUR DOUBLE BEDROOMS, TWO BATHROOMS
- FINISHED TO THE HIGHEST OF STANDARDS
- IMPRESSIVE VAULTED MAIN BEDROOM SUITE
- SMART HOME TECHNOLOGY, WINDOW TREATMENTS AND INTEGRATED APPLIANCES
- DRIVEWAY FOR TWO VEHICLES WITH ELECTRIC CAR CHARGER
- LOW MAINTENANCE GARDENS
- IRRIGATION SYSTEM WITH TIMERS
- SECURITY INSTALLATIONS INCLUDING RING CAMERA DOORBELL, APP BASED ALARM AND FRONT AND REAR CCTV
- OFFERED WITH NO FORWARD CHAIN

Local Authority , Tax Band , Tenure: **Freehold**



Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

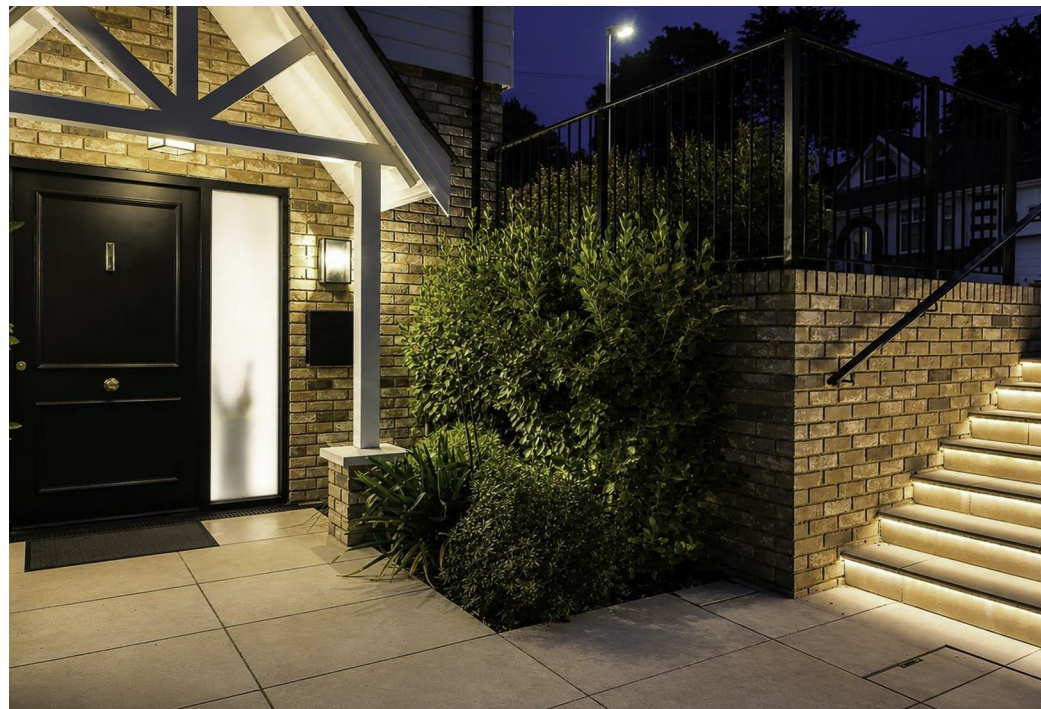
Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

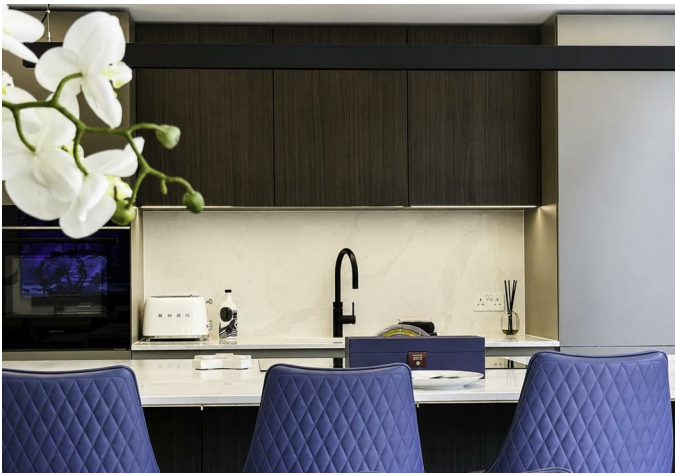
Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

Originally constructed by KLF Developments, one of the area's most respected developers, approximately two years ago, this exceptional residence is now offered by its current owner. The home extends to around 2,000 sq ft across three beautifully arranged floors, combining striking contemporary design with an exacting level of finish throughout.







The property also benefits from the remaining balance of the original new-home warranty, subject to its terms and transfer provisions, offering additional reassurance for an incoming purchaser. The lower ground floor forms the natural hub of the home, centred around an outstanding open-plan kitchen, dining and living space. Designed for both family life and entertaining, this expansive room incorporates a stylish fitted kitchen with central island, generous dining area, relaxed living space, feature bar area, utility/pantry and cloakroom. Doors open directly onto the private landscaped courtyard garden, creating a superb indoor-outdoor entertaining environment.

The ground floor provides a welcoming light and bright landing, three further bedrooms and a contemporary family bathroom. The largest of these rooms offers excellent flexibility and could equally serve as a second principal bedroom, media room, family room or home office, depending on requirements.

Occupying the entire upper floor, the principal suite provides a luxurious private retreat, comprising an impressive main bedroom, separate dressing room and a beautifully appointed en-suite bathroom.



Outside, the property also enjoys a second smart and private landscaped garden with another entertaining space, along with off-road parking to the front. A distinctive and beautifully executed modern home, offering exceptional quality, practical family accommodation and a level of finish rarely found in comparable properties.

RESIDENCE FLOOR PLANS

3 Durrant Road

FOUR BEDROOMS / THREE FLOORS / OPEN-PLAN LIVING / MASTER SUITE & DRESSING

184 m²

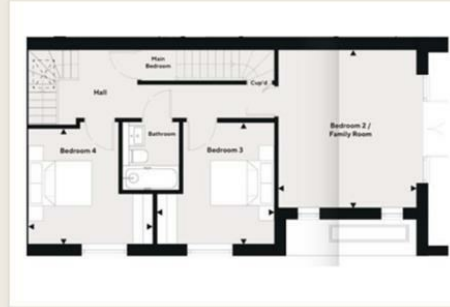
1,980 SQ FT · TOTAL AREA



O1 Lower Ground Floor

Open-plan kitchen, dining & living with utility, pantry, bar and WC.

Kitchen / Dining / Living	10.44 × 5.84 m
Open plan	34'3" × 19'2"



O2 Ground Floor

Three further bedrooms, a family room and family bathroom off the hall.

Bedroom 2 / Family	4.72 × 4.10 m
	15'5" × 13'5"
Bedroom 3	3.65 × 3.52 m
	11'11" × 11'6"
Bedroom 4	3.75 × 3.25 m
	12'3" × 10'8"



O3 First Floor

A vaulted master bedroom with walk-in dressing room and en suite.

Master Bedroom	5.85 × 5.50 m
Vaulted	19'2" × 18'1"
Dressing Room	3.50 × 1.55 m
	11'6" × 5'1"
En Suite	3.37 × 2.16 m
	11'1" × 7'1"

These plans are for layout guidance only and are not drawn to scale unless stated. Window and door openings are approximate. Please check all dimensions before making any decisions reliant upon them.

3 DURRANT ROAD · 184 M²

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		

