



Cynthia Road | | Poole | BH12 3JE

Offers In The Region Of £340,000



**QSALES &
LETTINGS**

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LAST HOME LEFT!

Only one home remains within this exclusive development of just three detached houses. Built to an A-rated specification with in-roof solar panels, electric vehicle charging and flexible family accommodation, they offer an increasingly rare opportunity to enjoy the benefits of a brand new home in a private setting.

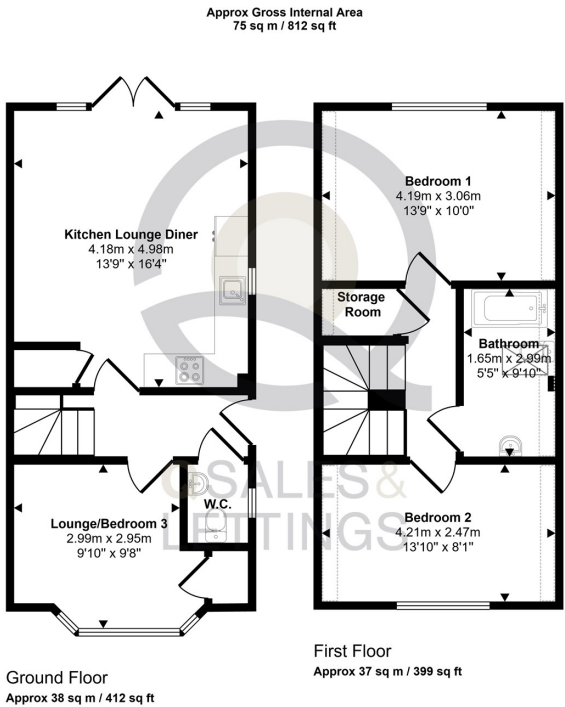
The ground floor has been thoughtfully designed around modern living. A bright open-plan kitchen, living and dining room forms the heart of the home, with French doors opening directly onto the sunny rear garden to create an easy connection between inside and out. The bespoke kitchen is fitted with integrated appliances and generous storage, while a versatile ground floor room provides flexibility as a third bedroom, home office, snug or playroom. A convenient cloakroom/WC completes the ground floor.

Upstairs are two generous double bedrooms served by a stylish family bathroom, creating a layout that's equally suited to couples, young families or those working from home.

Designed with energy efficiency in mind, the home benefits from an A-rated EPC, professionally installed in-roof solar panels and an electric vehicle charging point, helping to reduce running costs without compromising on comfort.

Everyday convenience is another major attraction. Local schools, shops and amenities are all close by, while Ashley Cross is around a 20-minute walk away, offering an excellent choice of cafés, restaurants and independent shops. Regular bus routes provide easy access to both Poole and Bournemouth, while Sandbanks Beach is only a short drive away.

- Things to Know:
- Tenure: Freehold
 - EPC Rating: A
 - Council Tax Band: C
 - Allocated parking for two vehicles
 - Electric vehicle charging point
 - 10-year builder's warranty
 - Solar Panels



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
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	