



Parkstone Heights | | Poole | BH14 0RZ

£400,000

BEEZUMS

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- **BRAND NEW HOME**
- **DETACHED**
- **PRIVATE DRIVE**
- **10 YEAR WARRANTY**
- **OPEN PLAN LIVING**
- **THREE DOUBLE BEDROOMS**
- **NO FORWARD CHAIN**
- **OFF ROAD PARKING FOR TWO CARS**

****SHORT WALK to ASHLEY CROSS**.** One of just two **BRAND NEW** family homes situated in a **QUIET LOCATION** at the end of a **PRIVATE DRIVE** within BH14. This contemporary **3 DOUBLE BEDROOM** detached property benefits from open-plan living, private sunny garden, fully-owned solar panels, and a 2-car driveway with an EV charger. **EPC A RATED.**

Location

Situated in an elevated residential area within the BH14 postcode of Poole, Parkstone Heights combines a quiet setting with exceptional connectivity. The property is located within easy reach of Ashley Cross, which hosts a variety of independent cafes, restaurants, and daily amenities.

Transport links are excellent, with Ashley Cross Train Station offering direct mainline services to London Waterloo, alongside regular bus routes to Poole and Bournemouth town centres. The area is well-served by highly regarded local schools. Additionally, Poole Harbour and the beaches of Sandbanks are both situated within a short driving distance.





Constructed by respected local developer Edgewater Homes, finished to a high specification throughout and backed by a 10-year structural warranty. This attractive home is situated in a quiet location at the end of a private drive, within the highly desirable BH14 postcode. This pristine, newly built detached house perfectly balances sleek modern style with superb energy efficiency.

The ground floor opens into a practical layout featuring a convenient guest WC and excellent storage throughout. At the heart of the home is a sociable, 30 ft open-plan kitchen and living room, fully equipped with integrated appliances, stone worktops and a breakfast bar with stool seating. From here, French doors open directly to a private rear garden, creating a seamless indoor-outdoor flow for entertaining.

Upstairs, the first floor hosts three well-proportioned double bedrooms and a contemporary family bathroom, with the primary bedroom boasting its own en-suite shower room.

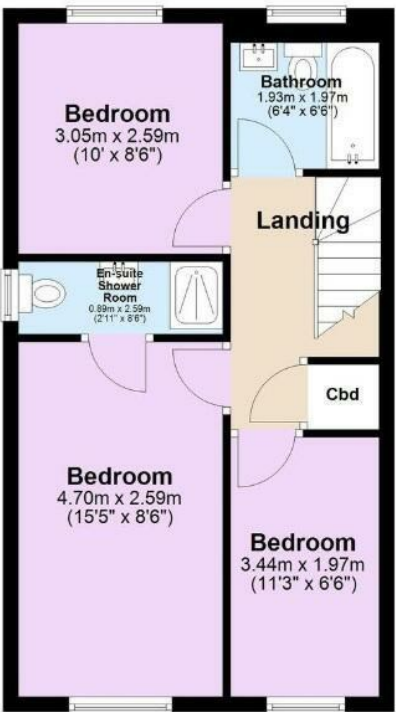
Designed for modern living, this eco-friendly property features fully-owned solar panels and a block-paved front driveway that provides parking for two vehicles with EV charging point. Both the front and the fully enclosed lawned rear garden, which features a large patio area, benefit from side access, exterior lighting, an outdoor tap, and wooden fencing.



Ground Floor



First Floor



Total area: approx. 86.9 sq. metres (935.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

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BEEZUMS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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		

Council Tax Band New Build EPC Rating A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.