



Parkstone Heights | | Poole | BH14 0RZ

£400,000

BEEZUMS

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- **NEW HOME**
- **10 YEAR NEW HOME WARRANTY**
- **NO FORWARD CHAIN**
- **CLOSE TO ASHLEY CROSS**
- **THREE DOUBLE BEDROOMS**
- **EPC A RATED**
- **SOLAR PANELS**
- **OFF-ROAD PARKING**

Just a short walk to ASHLEY CROSS. A BRAND NEW, THREE-BEDROOM, DETACHED HOUSE with TWO BATHROOMS, TWO ALLOCATED OFF-ROAD PARKING SPACES and SECLUDED REAR GARDEN situated within this sought after CUL-DE-SAC location.

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.





Tucked away in a peaceful position at the end of a private drive within the highly sought-after BH14 postcode, this immaculate, newly constructed detached residence beautifully combines sleek contemporary aesthetics with exceptional energy efficiency. Built by respected local developer Edgewater Homes, finished to a high specification throughout and backed by a 10-year structural warranty.

The ground floor has a highly functional layout that provides ample integrated storage and a convenient guest cloakroom. At the heart of the property is a bright, 29'9" open-plan kitchen and living area, with contemporary shaker-style kitchen, quartz worktops, integrated appliances and breakfast island. From this sociable hub, French doors open directly onto the private rear garden, offering a transition that is perfect for entertaining guests.

Upstairs, the first floor layout comprises three generously sized double bedrooms and a modern family bathroom, with the principal bedroom enjoying its own dedicated en-suite shower room.

Designed for sustainability, this eco-friendly home comes equipped with fully-owned solar panels and a block-paved front driveway providing parking for two vehicles with EV charging point.

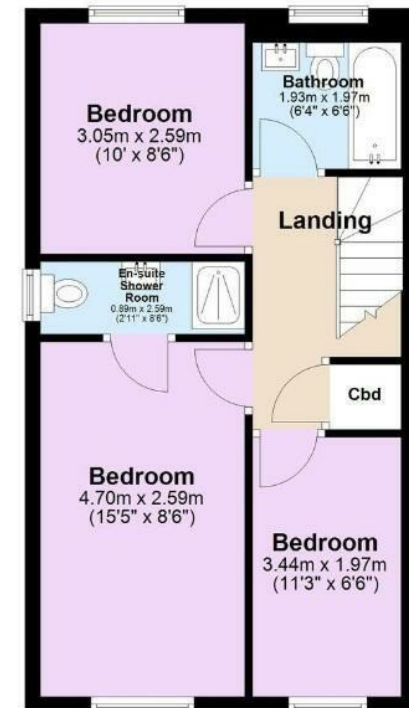
The property benefits from handy side access connecting the front to the secure, fully enclosed lawned rear garden, which features a spacious patio area, exterior lighting, an outdoor tap, and timber boundary fencing.



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.