



Alton Road | Lower Parkstone | Poole | BH14 8SP

£875,000

BEEZUMS

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- **MODERN DETACHED HOME**
- **EXCELLENT LOCATION**
- **FOUR DOUBLE BEDROOMS**
- **GARAGE AND OFF ROAD PARKING**
- **ALMOST 2000SQFT**
- **SOUTH FACING GARDEN**
- **BADEN POWELL SCHOOL CATCHMENT**
- **400m TO PARKSTONE GOLF COURSE**

This attractive, four-bedroom detached home is arranged over two floors with almost 2,000 sq ft of contemporary living space within the heart of Lower Parkstone.

Positioned on a beautifully landscaped south facing plot, the property falls within a highly regarded school catchment area and is also conveniently located for the local amenities at Ashley Cross village, Parkstone Golf Course, and the nearby harbourside parks at Lilliput and Whitecliff.





Accommodation

The ground floor opens into a large, bright entrance and dining hall that sets a welcoming tone and offers excellent versatility. This space connects to a modern kitchen and breakfast room equipped with integrated appliances, a central island, and a breakfast bar for casual dining.

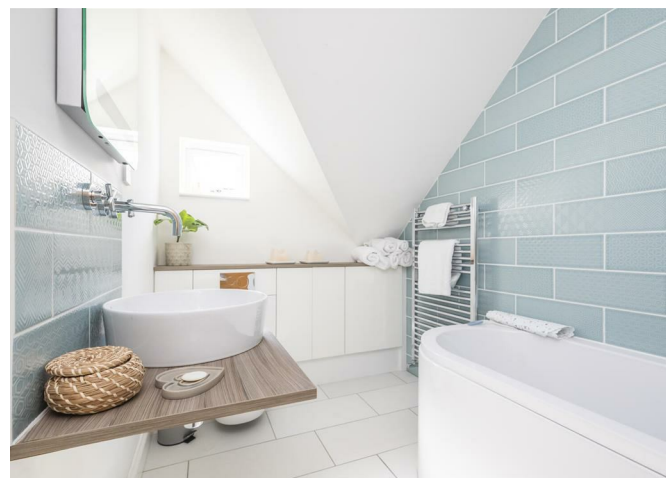
The kitchen leads into a well-proportioned living room, offering a flexible, semi open layout that works perfectly for family life. Both the kitchen and living room feature wide bifold doors that open directly onto the patio, seamlessly connecting the indoor and outdoor spaces.

Upstairs, the first floor accommodates four good sized double bedrooms with ample space for freestanding furniture. The main bedroom includes a full wall of fitted wardrobes and a private en-suite shower room, while a modern family bathroom serves the other three bedrooms.

Practical features include an insulated integral garage with a dedicated utility area for laundry and storage, which also offers great potential for a future room conversion, subject to planning permission.

The garden wraps around the side and rear of the house, featuring a thoughtful mix of mature planting, a water feature, and multiple seating areas designed to catch the sun. It provides a functional and private outdoor space for entertaining and relaxing, with secure gated access leading back to the front driveway which provides off-road parking.





Location

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.

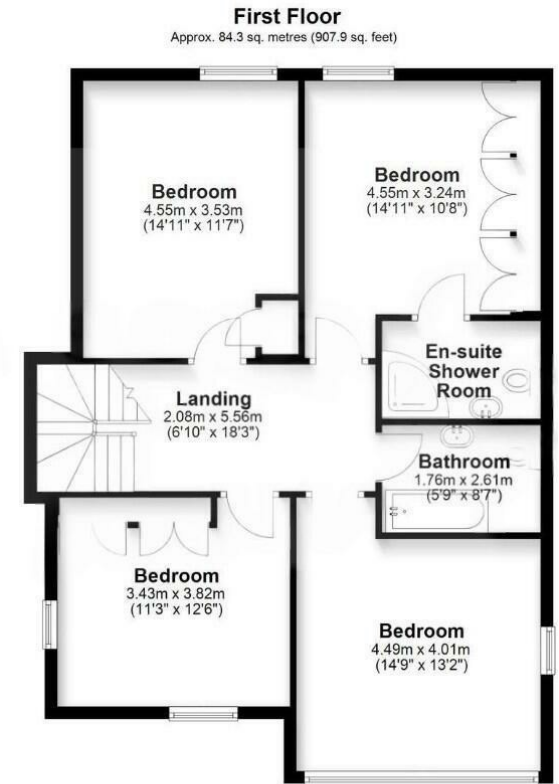
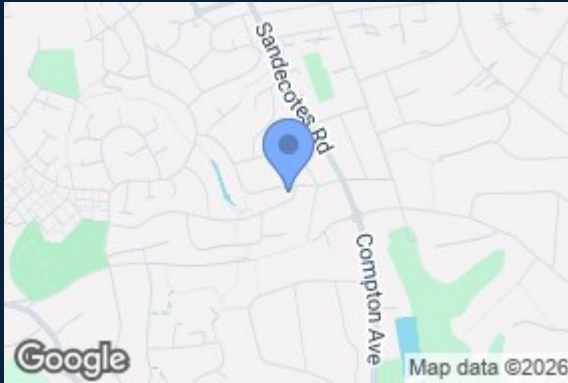
Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere.

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 terminal at Poole Harbour with services to the Channel Islands and Mainland Europe.





Total area: approx. 178.6 sq. metres (1922.1 sq. feet)

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Plan produced using PlanUp.

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		
EU Directive 2002/91/EC		
England & Wales		

Council Tax Band G EPC Rating C

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

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