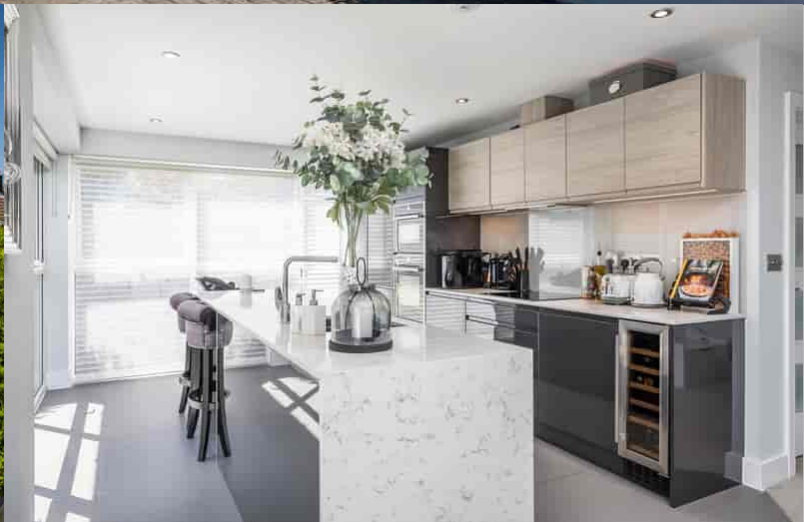


FOR SALE

Azure, 5a, Broadwater Avenue,
Lower Parkstone, Poole, Dorset
BH14 8QY



PHILIPPA SOLE



£785,000

Luxury 3 double bedroom home

Bi-fold doors to garden

Underfloor heating

En-suite bathroom to master

Family bathroom

Garage

Planning permission to extend

Band F - £2,814.13

Freehold

[Click here for virtual tour](#)

About this property

A stunning contemporary 3 bedroom, 2 bathroom home, finished to the highest standard offering potential to extend (planning permission granted) with underfloor heating, set in landscaped level gardens, within easy walking distance to the local shops and cafés at Lilliput and Whitecliff.

The property has been constructed to exacting standards. The spacious tiled entrance hall with underfloor heating provides a warm welcome and leads in turn to the open-plan kitchen / living / dining room. The German kitchen has been carefully designed to create a working and social breakfast bar area and has a range of integral Neff appliances. From here, the living / dining room overlooks the landscaped garden via bi-fold doors. There is also a cloakroom and separate utility room. An attractive staircase with feature lighting leads to the first floor where there are three double bedrooms and a fully tiled family bathroom with separate shower unit. The master bedroom enjoys a double aspect and has a dressing room as well as a fully tiled en-suite.

Outside, the property has been carefully landscaped and offers a great deal of seclusion. There is also a beautiful decked area, ideal for entertaining which is made from premium, hardwearing Balau wood. The garden to the side of the property has a built in seating area and space for a hot tub.

The current owners have planning permission to create an entrance lobby / boot room and convert the integral garage into a spacious snug / office room or a fourth bedroom benefitting from an adjacent / ensuite shower room. The property also benefits from 6 years remaining on the New Homes warranty.

Location

Located just behind Pottery Road within 100 yards from the local bus routes, this property is within easy level walking distance of the local shops at Whitecliff and Lilliput, with their selection of convenience stores, restaurants, butchers, bakers and coffee shops. The property is equidistant between the highly regarded local infant and junior schools of Lilliput and Baden-Powell and many children in the local community travel by bike or on foot down one of the many off road paths in the area.

Whitecliff Harbourside Park with its boat yard, waterside restaurant, children's play area, and access onto the water is just 400m away. There is a lovely 2km walking and cycling path along the shores of Poole Harbour all the way into Poole Quay. Within half a mile is the local village and green of Ashley Cross as well a train station providing direct access into London Waterloo in approx. two hours.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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