



Links Road, Canford Cliffs, Poole BH14 9QP



Property Summary

An imposing modern detached home with impressive accommodation set on a prestigious road in Lower Parkstone, moments from Parkstone Golf Course and the Yacht Clubs and amenities of Poole Harbour. A superb kitchen, dining and lifestyle room presents space for entertaining whilst to the first floor there are four double bedrooms, and three contemporary bathrooms.



Key Features

- Entrance hallway with sensor electronic glass doors
- Modern fitted kitchen with feature island unit
- Living and dining area open to kitchen
- Ground floor cloakroom
- Large landing with screened full drop window
- Principal bedroom with ensuite and private balcony
- Guest bedroom with ensuite
- Two further double bedrooms (one with a private balcony)
- Family bathroom
- Mature gardens
- Garage and generous parking



About the Property

On entering the property, you are immediately impressed by the hallway that has sensor controlled electronic glass doors that open to the main reception room. There is a convenient cloakroom situated off the hallway, and a staircase rises to the first-floor accommodation.

The large open plan reception room and kitchen are flooded with light and open to the surrounding gardens from both the front and rear elevations. The kitchen is comprehensively fitted with a range of units and appliances which is mirrored in a large island unit with a seating area.

To the first floor, the ensuite principal bedroom opens to a large balcony/terrace which is retained with a glass balustrade. There is a further ensuite bathroom to the guest suite, whilst the remaining two double bedrooms (one with a private balcony/terrace) are serviced by a modern family bathroom. The landing is a particular feature of the first floor with full drop dual aspect windows flooding the first floor with light.

To the front the property is well screened from the road with mature planting and the driveway provides considerable parking for numerous vehicles. There is a covered area to the front of a large garage with an up and over door. The gardens extend around the side of the house and lead to the private rear garden. The rear garden has been landscaped to be low maintenance, and the surrounding planting and privacy make the garden a true hideaway.

Council tax Band: G

Available for pets





TOTAL AREA: 249.0 sqm 2681 sqft (excluding balcony)

All measurements are approximate



About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

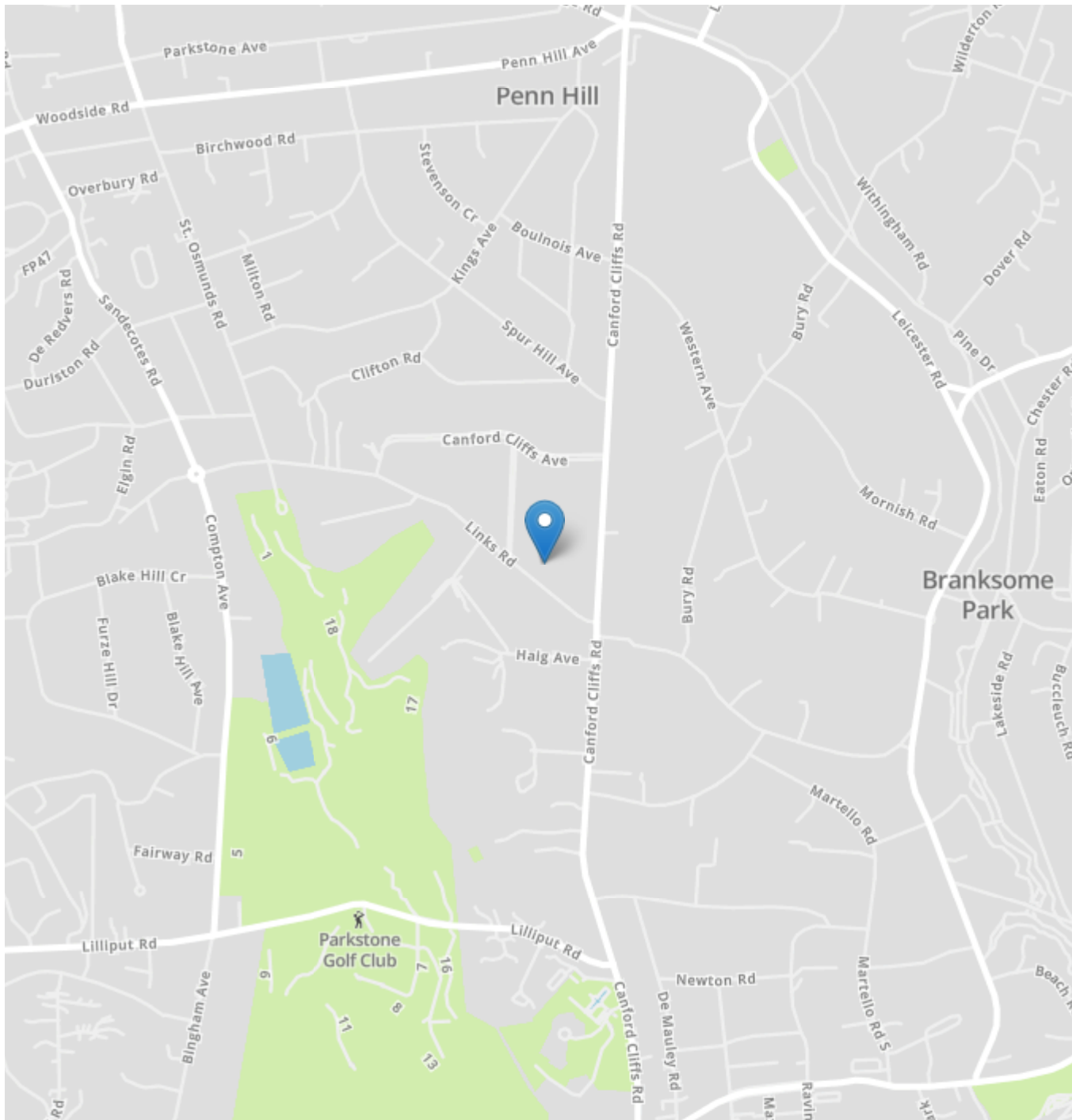


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(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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