



**3 Moonfleet, 30 Bournemouth Road, Poole,  
Dorset, BH14 0EH**



# 3 Moonfleet, 30 Bournemouth Road, Lower Parkstone, Poole, Dorset, BH14 0EH

## FREEHOLD PRICE £550,000

A luxury stunning, 3 bedroom, 2 bathroom, end townhouse, finished to a high, specification with stunning kitchen/dining/day room on the ground floor with contemporary kitchen having integrated appliances and bi folding doors out to a southerly facing low maintenance garden. This brand new home, is one of just 3 houses, built by local developers, Greenall Developments, and further offers, solar panels for low cost energy, 2 parking spaces and prewiring for an electric vehicle point. Set in a highly desirable area, in the heart of Ashley Cross, these homes combine luxury living within a quality development, in a highly desirable location.

- Brand new 3 bedroom end townhouse, set over 3 floors, completed to a very high specification
- Stunning main kitchen/dining/family room, with bi fold doors to the rear
- Contemporary stylish kitchen, in contrasting grey and white units with black openers and work tops over, extending to form a breakfast bar, with pendant black pendant light over. Integrated induction hob with extractor, double oven and fridge/freezer. Fully tiled flooring throughout the ground floor with underfloor heating
- Welcoming entrance hall having a cloakroom, storage cupboard and utility cupboard with plumbing for washing machine
- 2 bedrooms set on the first floor
- Luxury Armera fully tiled bathroom having a white suite with shower over the bath and contrasting black accessories
- Master suite on the second floor with luxury shower room
- Wardrobes can be fitted on request
- Quality detailing to include fitted carpets having contrast black runners and white internal doors with black handles
- Feature windows throughout making the property feel light
- Gas central heating, solar panels and double glazed windows
- 2 parking spaces to the front with prewiring for an EV point
- Southerly facing garden including a large deck and steps down to a small, enclosed area with artificial grass

Location, location, location! Set in the heart of Ashley Cross, a vibrant 'village' providing many independent shops and services and an array of restaurants, bars and pubs on the doorstep Poole Town Centre is within 2 miles and Poole Park a mile away. Parkstone railway station is half a mile away just over Ashley Cross Green with direct routes to Waterloo, London. Both Poole and Bournemouth town centres are in reach and the award winning beaches of Sandbanks are a short drive away.

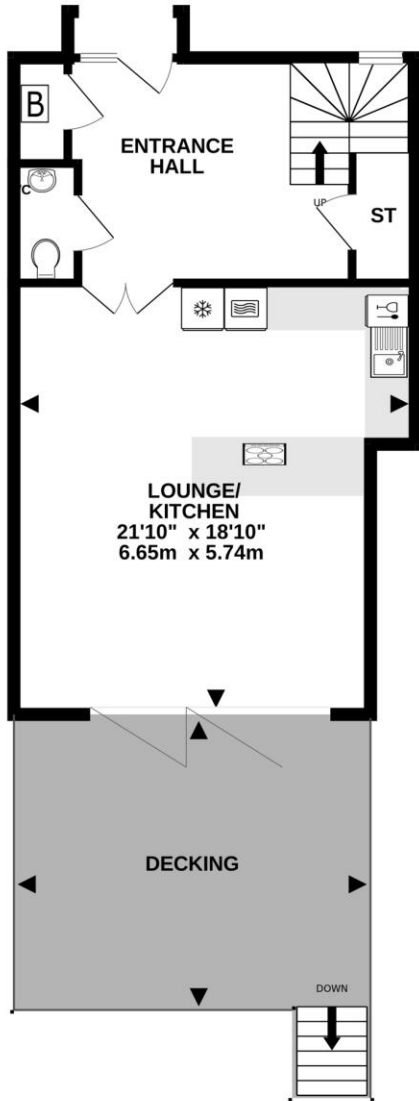
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



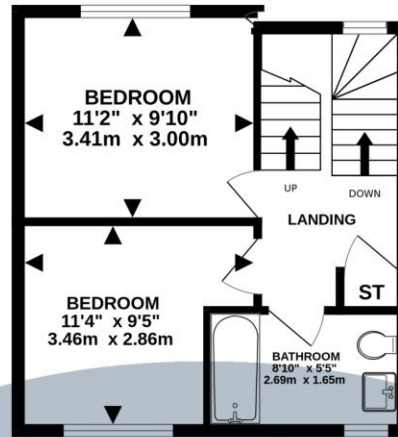




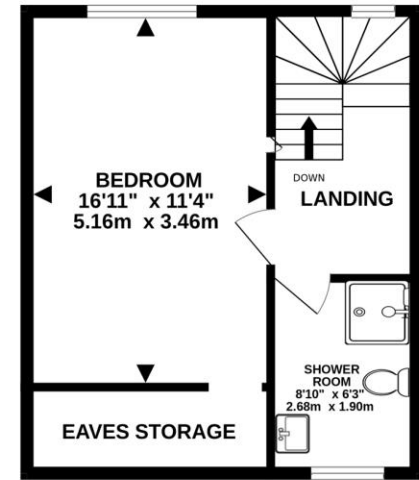
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



INCLUDING EAVES STORAGE

TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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