

Parkstone Avenue, Penn Hill, Poole, BH14 9LP

£895,000

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ESTATE AGENTS









## Property Summary

Constructed some 5 years ago and with the remainder of a 10-year building warranty in place, this architecturally designed contemporary detached home has a superb layout of rooms and a first-class level of finish throughout. The accommodation extends to over 2560 sq/ft and the property enjoys a location in a highly sought after road moments from well regarded schools and the amenities of Penn Hill and Ashley Cross.

From the impressive open-plan kitchen/lifestyle areas to a principal bedroom suite that would rival those of many Park Lane hotels, we simply can't find fault with this beautiful home.



## Key Features

- Architecturally designed contemporary home
- Kitchen and quality appliances installed by Kitchen Elegance
- High end sanitaryware in both en-suites and principal bathroom
- Stunning open plan living, dining, kitchen - lifestyle room
- Five double bedrooms (two with en-suites)
- Oak stairwell with glass balustrades
- Environmentally friendly construction with features such as underfloor heating
- Generous off-street parking
- CAT 5 cabling to principal rooms and sound enabled to bathrooms
- Beautiful mature gardens with entertaining and lounging areas
- Sought after school catchments and close to amenities



## About the Property

On entering the property there is a welcoming hallway with an oak framed staircase with glass balustrade rising to all floors and a useful double storage cupboard. A door leads through to the kitchen, dining and living room where you are immediately impressed by the feeling of space (this rooms measures some 17.3 meters).

The kitchen is located to front of the property and has been superbly designed by Kitchen Elegance to incorporate a peninsula that perfectly defines the kitchen from the dining area. Leading from the dining area is the large living room. As can be seen on the floorplan, the living room extends around from the dining area which provides a degree of separation from the dining and kitchen areas. This is a very clever design feature that combines the visual benefits of open plan yet allows each area to retain its own identity and purpose. There is also a separate utility room to the ground floor and with independent access - ideal for family life, muddy shoes and wet dogs.

To the first floor there are three double bedrooms with the main guest bedroom benefitting from an en-suite and private balcony. The two other bedrooms on this floor are serviced by a beautiful family bathroom. Stairs rise to the top floor where the principal suite is located. The principal bedroom suite is an absolute triumph with fitted wardrobes and an incredible ensuite bathroom. With the fifth bedroom also being located on the top floor there could be an indulgent argument that this could be used as an enormous dressing room (should five bedrooms be surplus to requirements).

To the front of the property the driveway affords off street parking and is retained with railings. Covered access leads through to the rear garden where there is a composite decked entertaining area that extends from the powder coated bi-fold doors that open from the living room. The garden is mainly laid to lawn and has a variety of mature screening shrubs.

Tenure: Freehold

Council Tax Band: G



### Ground Floor

Approx. 95.6 sq. metres (1029.4 sq. feet)

#### Lounge Area

5.20m x 5.85m  
(17'1" x 19'2")

#### Dining Area

4.20m x 3.87m  
(13'9" x 12'9")

#### Kitchen Area

4.80m x 3.87m  
(15'9" x 12'9")

#### Utility Room

WC

#### Entrance Hall

### First Floor

Approx. 79.4 sq. metres (854.9 sq. feet)

#### Bedroom/Gym

4.52m x 3.85m  
(14'10" x 12'8")

#### Bathroom

#### En-suite Shower Room

#### Bedroom

5.12m x 2.94m  
(16'10" x 9'8")

#### Bedroom

4.47m x 3.85m  
(14'8" x 12'8")

#### Landing

#### Balcony

### Second Floor

Approx. 60.1 sq. metres (647.2 sq. feet)

#### Bedroom

3.94m x 5.27m  
(12'11" x 17'3")

#### Bedroom

5.12m x 2.94m  
(16'10" x 9'8")

#### En-suite Shower Room

#### Landing

Total area: approx. 235.2 sq. metres (2531.6 sq. feet)

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(Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

Penn Hill village enjoys a variety of café bars, restaurants and an interesting collection of specialist shops. This popular location is home to a mixture of character and modern properties, with excellent communications to the town centres of Poole and Bournemouth, as well as the blue flag beaches at Branksome Chine and the world famous Sandbanks peninsula. Within a short distance from Parkstone railway station with direct links to Southampton and London, this convenient location is ideal for a family home, but also a popular choice for a second home. Penn Hill also lies within a favoured school catchment area.

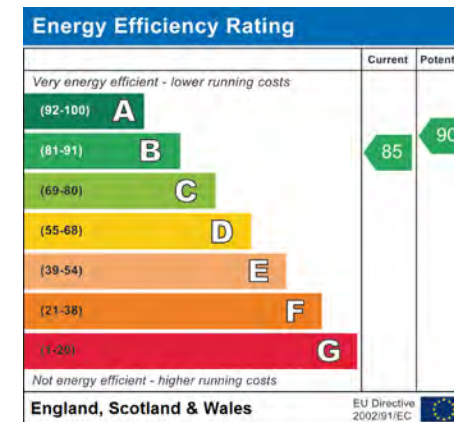
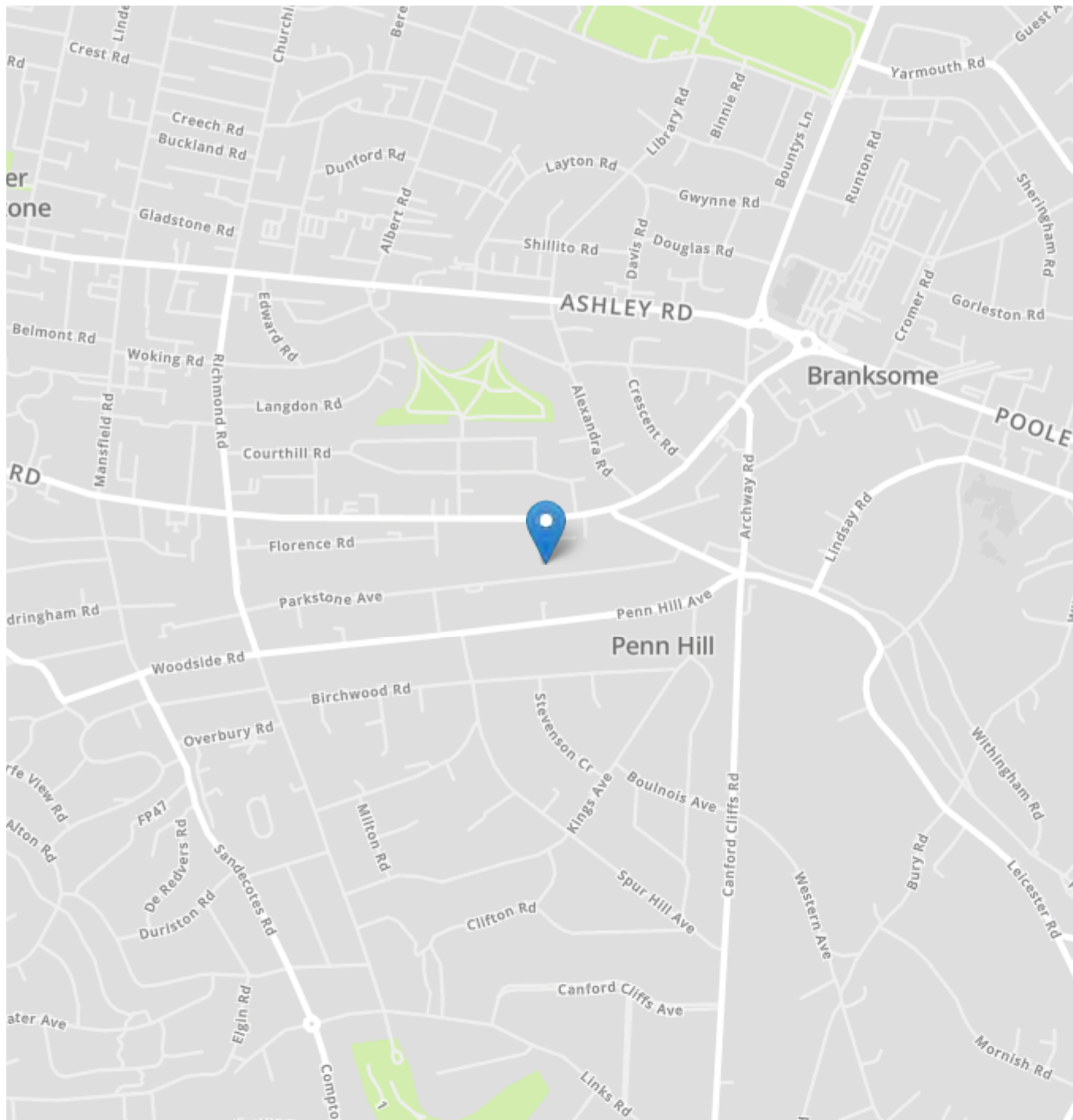


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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.



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### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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