

FOR SALE

21 Broadwater Avenue, Lower  
Parkstone, Poole, Dorset BH14  
8QY



PHILIPPA SOLE





£749,950

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Extensively refurbished throughout

Near to all local amenities

Off road parking for 4+ cars

3 double bedroom

Landscaped grounds

Garage

Band E - £2,503.40

Freehold

## About this property

This meticulously presented 3 double bedroom detached home, perfectly situated in the heart of Lower Parkstone, moments from Whitecliff and Lilliput. This home boasts an exceptional shaker-style kitchen, bespoke cupboards and beautifully designed bathroom. With a secluded rear landscaped garden, exceptional finish and presentation throughout and ample off-road parking for ultimate convenience.

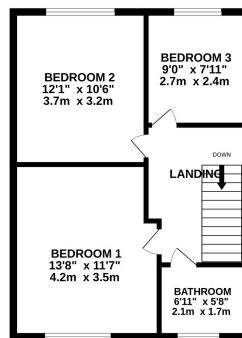
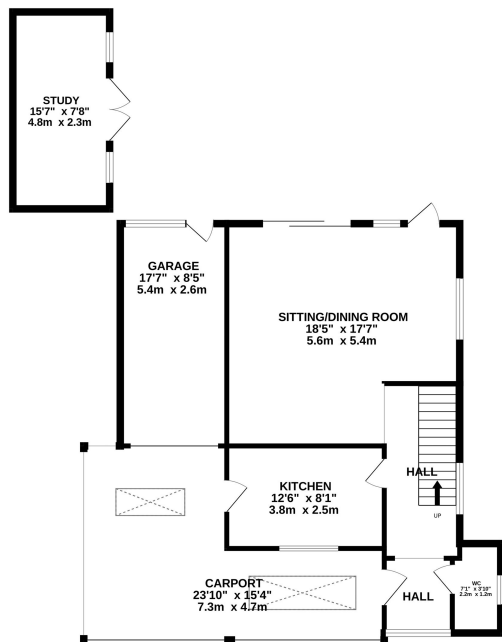
Experience the pinnacle of refined living in this impeccably presented 3-bedroom detached house, gracefully nestled in a highly coveted location. Positioned on a meticulously designed, level, landscaped plot for low maintenance and maximum enjoyment, this home epitomizes sophistication and comfort. The residence has been extensively refurbished and redesigned, showcasing unparalleled quality. The Meridian interior kitchen stands as a stunning example of Shaker-style design, featuring high-end Neff integrated appliances, antique brushed brass fixtures, and luxurious stone worktops. Both the main and second bedrooms boast bespoke Savilles interior fitted wardrobes and regency panelling, while the bathroom is a showcase of elegance, designed by the Big Bath Company and finished with oversized white and grey veined Porcelanosa tiles and accented by brushed gold Vado fixtures. Adding to the allure is a garden home office/gym, complete with power and light, offering a versatile space for work or leisure. The secluded rear garden captures the warmth of the afternoon sun, providing an idyllic retreat. Direct access to the garden from the lounge/dining room seamlessly merges indoor and outdoor living. The garage, equipped with a utility area, adds practicality to the home. Exceptional presentation throughout ensures a pervasive sense of luxury, and ample off-road parking completes the picture of convenience and distinction.

## 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 boatyard, 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.







TOTAL FLOOR AREA: 1544 sq. ft. (143.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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