



11 Creech Road, Parkstone, Poole, Dorset BH12 2NB

£300,000 Freehold

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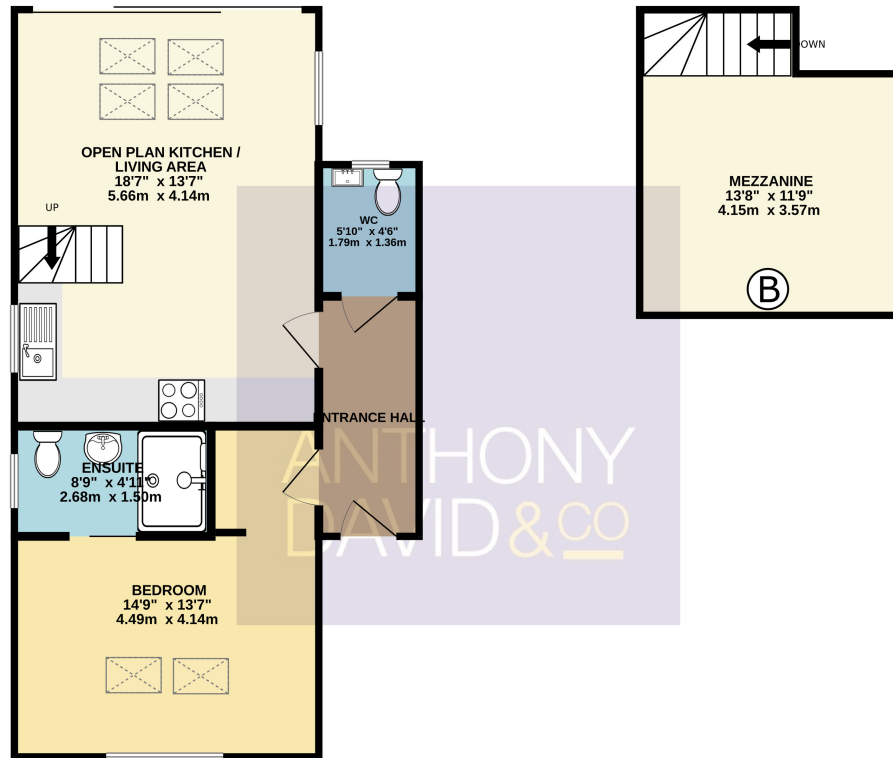
**\*\*TRULY A ONE OFF\*\*** A luxurious architecturally designed one bedroom, two reception detached house conveniently situated on this popular residential road in Parkstone within walking distance to Ashely Road with its many shops and central bus routes. This stylish home offers contemporary living throughout and internal viewing is a must to appreciate not only its location but the modern accommodation on offer, which comprises: 18' contemporary open plan living area, stairs to mezzanine reception area, downstairs cloakroom and bespoke ensuite to bedroom. Externally the property boasts a landscaped Southerly aspect garden mostly laid to decking with sun patio. To the front there is off road parking. Further features include: level access to the front and rear, Vaulted Ceilings with Velux Style Windows, A++ Rated Heating and Cooling system, Dakin Air to Air Heat Pump, solar panels, large storage shed with electric and lighting, 7kw car charger, integrated appliances to kitchen and 10 year warranty.

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR  
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 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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Entrance Hall 3.26m x 1.36m (10' 8" x 4' 6")

Open Plan Kitchen / Living Room 5.66m x 4.14m (18' 7" x 13' 7")

Mezzanine 4.15m x 3.57m (13' 7" x 11' 9")

Bedroom 4.49m x 4.14m (14' 9" x 13' 7")

Ensuite 2.68m x 1.50m (8' 10" x 4' 11")

Separate WC 1.79m x 1.36m (5' 10" x 4' 6")

Garden Enclosed South Facing

Council Tax Band B

Broadband 1000MB Ready



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.