



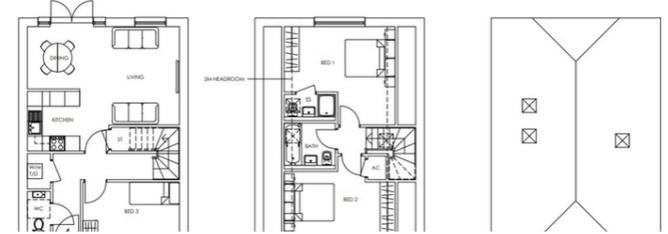
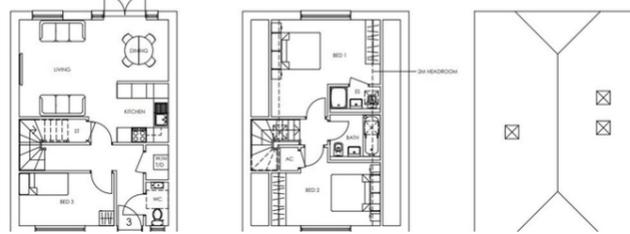
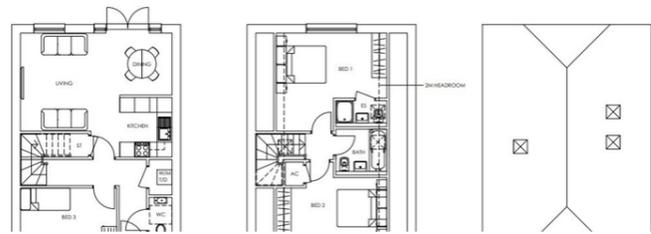
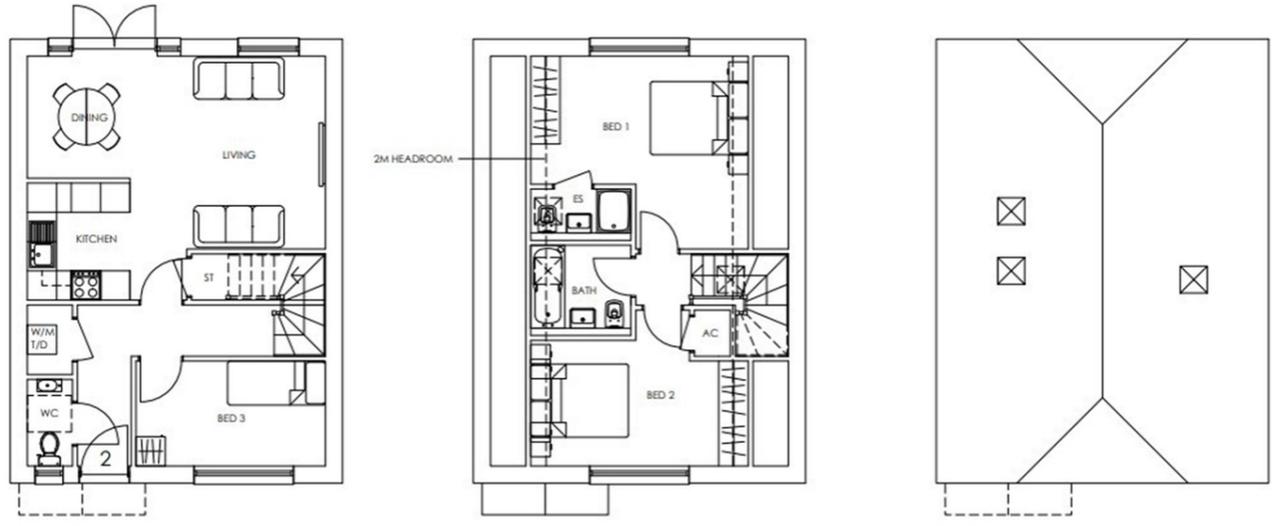
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30 Kimmeridge Avenue, PARKSTONE, POOLE BH12 3NS

£410,000

The Property

These new build homes are being finished to a high standard and specification, designed to maximise the space available.

Generous entrance hall with ground floor cloakroom and useful storage cupboard. There is a feature open plan lounge/kitchen/dining room with bi fold doors leading to the landscaped gardens, the kitchen benefits from integrated appliances with complimentary worktops and tiling. There is a 3rd bedroom or study on the ground floor which provides flexible living.

A feature return staircase leads to the first floor where you will find the master, en-suite, second bedroom and a bathroom with designer tiling and high end finishes.

The gardens will be landscaped with ease of maintenance in mind. Each home has two parking spaces conveyed with the property and an electric EV charging point.

KITCHEN/LIVING/DINING

6m x 5m (19' 8" x 16' 5")

BEDROOM ONE

4.4m x 4m (14' 5" x 13' 1")

BEDROOM TWO

4.4m x 2.6m (14' 5" x 8' 6")

BEDROOM THREE

3.8m x 2.1m (12' 6" x 6' 11")

REGISTRATION OF INTEREST

Please call the office to discuss viewing arrangements and the registration of your interest.

SPECIFICATION/IMAGES

Please note the terms within the specification are for guidance and may be subject to change/variation. Internal images are from previous similar developments.

External
 Red Brick (all plots)
 Painted sand and cement render (plots 2&4)
 Traditional Red Clay roof tiles
 uPVC windows
 Stone cills
 uPVC rainwater goods (black)
 Timber painted tiled porch
 Traditional timber front door

CONTINUED...

Internal
 ELECTRICAL
 External -
 1 no. EV car charging point
 1 no. PIR security light to cover parking area
 Internal -
 Alarm system
 LED downlighters and pendants

Auto convenience lighting in WCs.
 PLUMBING
 Air Source Heat Pump heating with Underfloor heating to Ground Floor
 Quality sanitaryware from Bathroom Elegance
 TILING
 Designer tiling to wet areas in bathrooms..

FLOOR COVERINGS
 Forest LVT Flooring throughout Ground Floor (except Bed 3 luxury carpet)
 Quality carpet runner to stairs with luxury carpet to both first-floor bedrooms

INTERNAL DOORS
 Traditional grooved internal doors with polished chrome door furniture

LANDSCAPING
 Professionally designed landscaping including patios, lawns and planting.