

38 Canford Cliffs Avenue,
Lower Parkstone,
Poole BH14 9QN



An impressive contemporary style five double bedroom detached family residence on a generous plot in a highly sought after Avenue, close to Parkstone Golf Club and Canford Cliffs village.

Guide Price £1,500,000







Situation and Description

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

This contemporary style five double bedroom detached residence has recently been substantially extended and remodelled to a high specification, including impressive architectural design features creating a well-appointed family home extending to approximately 2,827 sq ft. The property is set back on a generous plot with a large driveway and beautifully landscaped gardens.

The property is approached via an open porch leading to the reception hall with built-in storage cupboards and underfloor heating throughout the ground floor.

A particular feature of this property is the impressive open plan kitchen/lifestyle room with wide sliding patio doors, taking full advantage of the garden aspect and providing a seamless connection to the outside terracing, ideal for al fresco dining. The kitchen area offers a high quality range of units with integrated appliances, set around a large central island complete with Quartz work surfaces. This room also accommodates a spacious sitting and dining area with further front and side aspect windows.

Located to the front of the property is a large main lounge with a pleasant outlook over the frontage.

There is also a further versatile reception room providing an ideal guest bedroom with a built-in wardrobe and cupboard housing the high pressured hot water system, gas boiler and water softener.

At the end of the reception hall is a luxury shower room/guest cloakroom and a useful utility/boot room with fitted units, space for appliances and an outside garden door.

Stairs from the reception hall lead to the first floor landing with access to the loft space.

The main bedroom has a feature vaulted ceiling with full height glass gable windows and fitted Brise Soliel blinds. This room also has an adjoining dressing area and luxury en-suite shower room.

The second bedroom, overlooking the rear garden, also has a luxury en-suite shower room.

Two further double bedrooms benefit from walk-in wardrobes and are served by a palatial family bath/shower room with a free standing bath and walk-in shower.

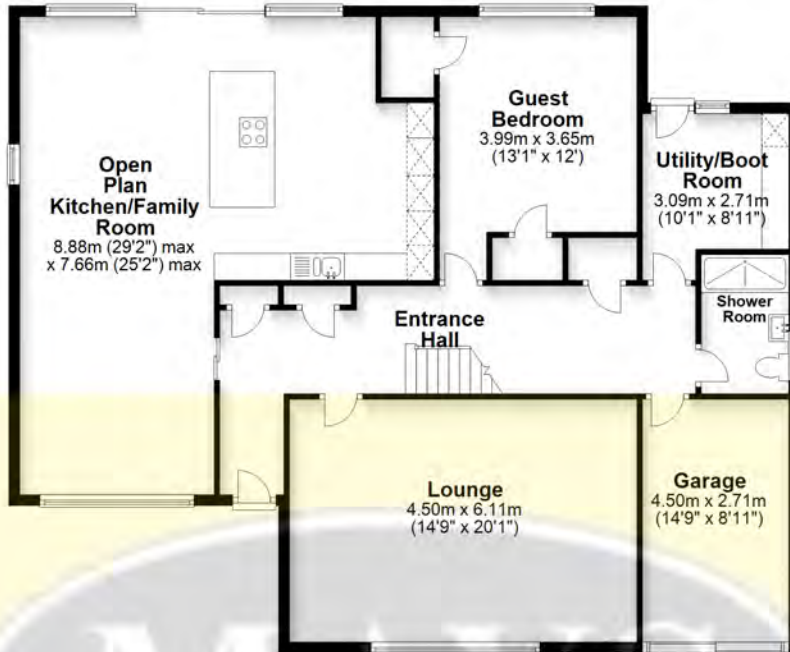
Externally, the property is set back on a generous plot with a large driveway providing ample parking and access to the garage with an electric door and adjoining internal door to the reception hall.

The large rear landscaped garden offers a high degree of privacy with split level decked and paved terracing, ideal for entertaining. There is a lawn and play area with a central path leading to a rear wooded area. Outside power and lighting.

- Extending to approximately 2,827 sq ft
- Spacious open plan kitchen/lifestyle room
- Large main lounge
- Versatile guest bedroom/home office
- Downstairs shower room/guest cloakroom
- Large utility/boot room
- Four first floor double bedrooms
- Two luxury en-suite shower rooms
- Palatial family bath/shower room
- Beautifully landscaped gardens
- Garage and driveway

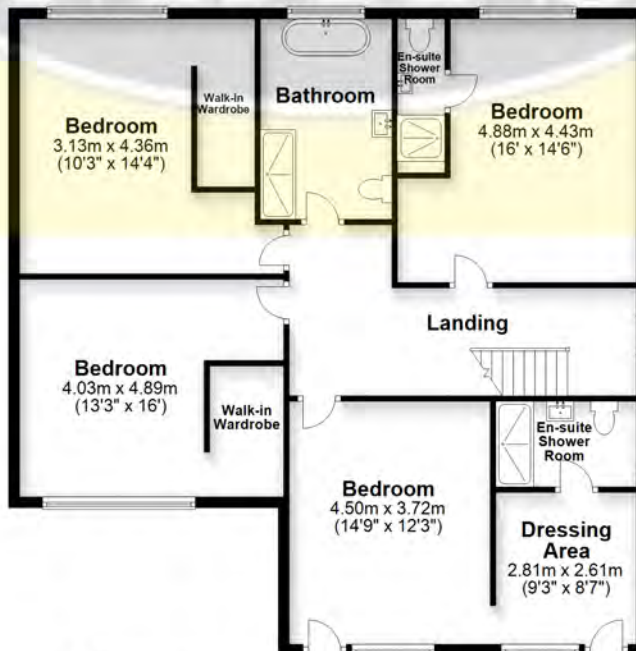
Ground Floor

Approx. 144.6 sq. metres (1556.6 sq. feet)



First Floor

Approx. 118.0 sq. metres (1270.4 sq. feet)



Total area: approx. 262.6 sq. metres (2827.0 sq. feet)

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Plan produced using PlanUp.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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