



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



Nautilus Ridge, Rozelle Road, Poole, Dorset, BH14 0BX

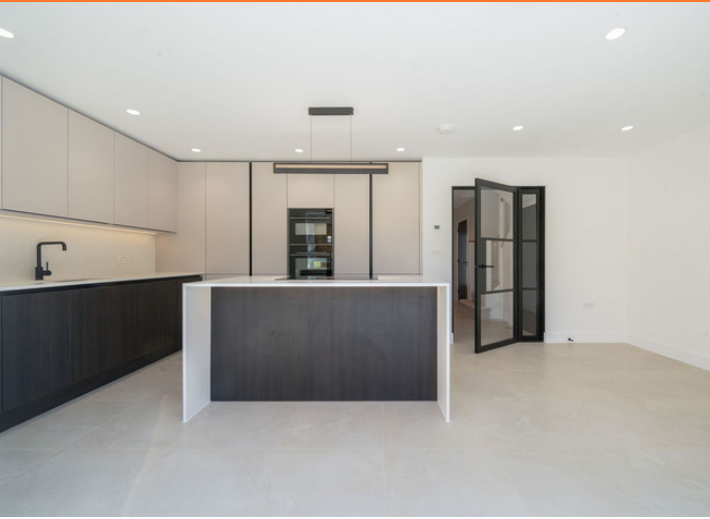
Guide Price £650,000

Link Homes Estate Agents are delighted to present for sale this luxury development of three brand-new detached houses, tucked away in a quiet cul-de-sac & constructed by local developer, Crestland Homes.

Crestland Meadows, Nautilus Ridge and Purbeck Crest are timeless three double bedroom, two bathroom detached houses benefitting from an array of fine features. The ground floors comprise of contemporary and sociable open-plan kitchens/dining rooms with Neff integrated appliances, feature islands with an Induction hob, downdraft extractors, suspended feature lighting and Quartz worktops. The kitchens/dining rooms are positioned to the rear aspect with French doors leading onto the Southerly-facing and fully-landscaped private rear gardens. Each property also benefits from a separate living room to the front aspect with bespoke floor-to-ceiling windows, a stylish downstairs WC, understairs storage and underfloor heating throughout the ground floor. The first floor includes three good-sized bedrooms with the primary bedroom offering a vaulted ceiling and bespoke feature windows, a walk-in wardrobe leading to the stylish three-piece en-suite, a stunning three-piece family bathroom & modern lighting throughout.

Each property is thoughtfully-designed and benefits from off road parking directly outside each house inclusive of EV charging, a small garage offering power and lighting with an electric door, Southerly-facing and fully-owned solar panels and a 10 Year New Build Warranty.

Situated in BH14, Rozelle Road is located in a family-renowned and residential area within the catchment of the sought-after Courthill School. Rozelle Road is within walking distance of the much-loved Ashley Cross which offers Ashley Cross Green, Parkstone Train Station, The Post Office and an array of independent bars and cafes including The Dancing Moose, Dragonfly, Flamingo Cafe and Nicholas James to name a few. Also located close by and within walking distance is Waitrose on Ashley Road and Redlands Retail Park which offers John Lewis, Next Home, Home Sense and Everlast Gym is also on site. Penn Hill is located under a mile away which offers Patisserie Mark Bennetts, Isabel's Restaurant, Bank and Jenkins and Sons. A truly great location!



Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, composite door with frosted glass to the front aspect, stairs to the first floor, underfloor heating, ‘Heatmiser’ thermostat, power points, under stairs storage cupboard with the combination boiler enclosed, underfloor heating controls, the consumer unit and tiled flooring.

Living Room

Smooth set ceiling, downlights, UPVC double glazed floor to ceiling windows to the front aspect, UPVC double glazed frosted window to the side aspect, underfloor heating, ‘Heatmiser’ thermostat, power points, television point, internet point, power points and carpeted flooring.

Open Plan Kitchen/Dining Room

Smooth set ceiling, downlights, smoke alarm, suspended feature lighting, UPVC double glazed doors to the rear aspect, UPVC double glazed floor to ceiling windows to the rear aspect, underfloor heating, wall and base fitted units, integrated ‘Neff’ longline fridge/freezer, integrated ‘Neff’ dishwasher, integrated ‘Caple’ washing machine, integrated wine cooler, island with a four point ‘Neff’ induction hob and downdraft extractor fan, drawers, power points with USB charging, ‘Neff’ hide and slide double oven with microwave, Quartz work tops, power points, stainless steel one and half sink with drainer, feature shelving with under counter lighting, television point, under counter lighting and tiled flooring.

Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, toilet, feature sink with shelving, wall mounted mirror with feature lighting, tiled walls, under floor heating and tiled flooring.

First Floor

Landing

Smooth set ceiling, downlights, smoke alarm, loft hatch (light enclosed), suspended feature light, UPVC double glazed frosted window to the side aspect, wooden balustrade with glass panels, ‘Heatmiser’ thermostat, storage cupboard with the controls for the solar panels enclosed, power points and carpeted flooring.

Bedroom One

Vaulted smooth set ceiling, suspended feature light, UPVC double glazed window to the front aspect, UPVC double glazed sliding doors opening onto the Juliet balcony to the front aspect, two longline radiators, two wall mounted featured lights, power points with USB charging, ‘Heatmiser’ control for the underfloor heating in the en-suite and carpeted flooring.

Dressing Room

Smooth set ceiling, ceiling lights, feature lighting, fitted rails, fitted drawers and tiled flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, tiled walls, toilet, waterfall shower with extra shower head, recess shelving and lighting, feature sink with under storage, wall mounted mirror with lighting, towel rail, underfloor heating and tiled flooring.



Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, feature sink with under storage, tiled bath with waterfall shower and extra shower head, feature radiator, wall mounted mirror with lighting, bluetooth speakers and de-mister, tiled walls, under floor heating and tiled flooring.

Outside

Garden

South facing, laid to lawn with patio area, surrounding wooden fences, raised sleepers, shingle boarder, outside tap, outside light, external power points and side gated access to the front.

Small Garage

Power, lighting and electric door with fob access.

Driveway

Blocked paved driveway with space for two vehicles, laid to lawn, sleepers, shingle boarder and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: TBC
Solar Panels - Fully Owned
EV Charging
Ring Doorbell
10 Year New Build Warranty
There is a yearly maintenance charge to maintain the shared shrubbery areas.
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There will be a yearly charge split 1/3 between each owner in the development once all properties have completed to fully maintain the communal gardens.

Stamp Duty

First Time Buyer: £22,500
Moving Home: £22,500
Additional Property: £55,000