

Conifer Avenue
Lower Parkstone, Poole BH14 8RT

Offers in Excess of £490,000 Freehold





Property Summary

A well-presented and much improved three bedroom semi-detached family home with the benefit of a conservatory, conveniently located on the popular Conifer Park development close to Baden Powell School.



Key Features

- Entrance Lobby
- Living room with bay window
- Modern fitted kitchen/dining room
- Conservatory addition
- Three bedrooms
- Modern shower room
- Good sized garden
- Vendor suited



About the Property

This well-presented three bedroom family home has the added benefits of a delightful conservatory and a good sized garden. The property is conveniently located on the popular Conifer Park development close to Baden Powell School and Whitecliff amenities.

The property is approached via a side entrance porch leading to the reception lobby.

Double doors open to the front living room with a bay window and ornamental fireplace.

The kitchen dining room offers a modern range of fitted units incorporating an oven, microwave, hob, washing machine and space for a free standing fridge/freezer. There is also a deep built-in understairs storage cupboard, fitted table and side door.

Double doors open to a good sized lean-to conservatory with full height glass and sliding patio doors, providing an attractive garden aspect.

Stairs from the reception lobby lead to the first floor landing.

The three bedrooms are served by a modern fully tiled shower room converted from the original bathroom.

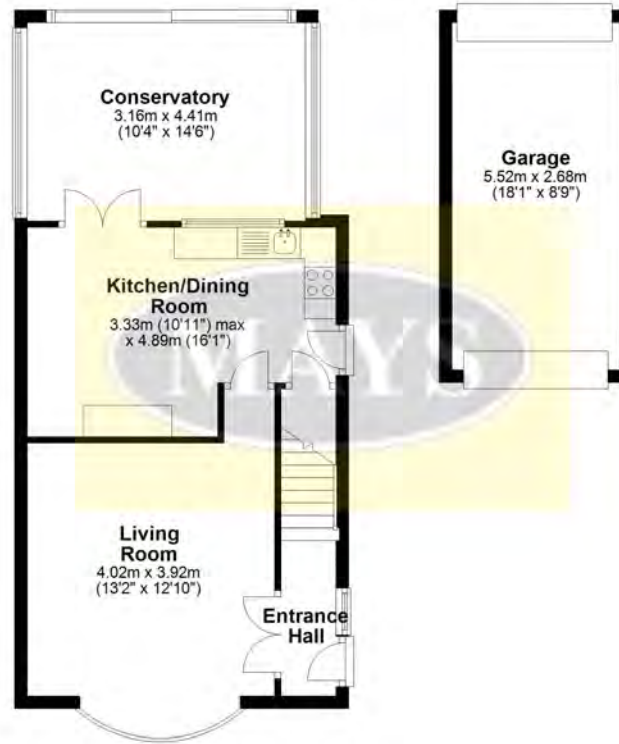
An open staircase from the landing leads to an attic with two Velux windows and a cupboard housing the boiler.

Externally the property has a well-kept rear garden with decked terrace, central lawn and rear patio area enclosed by mature hedging and timber fencing. There is also a large timber storage shed. The front driveway with lawn to one side provides ample parking and access to a garage with doors front and rear.

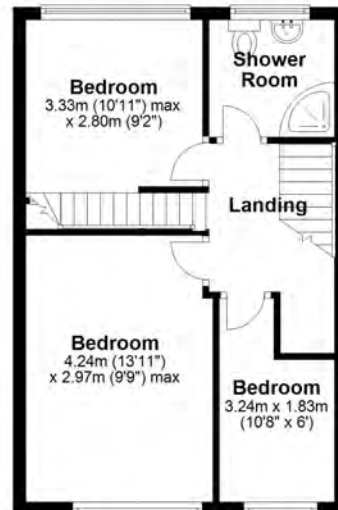
Council Tax Band D



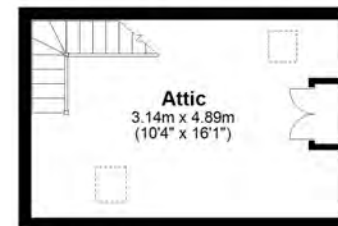
Ground Floor
Approx. 66.0 sq. metres (710.4 sq. feet)



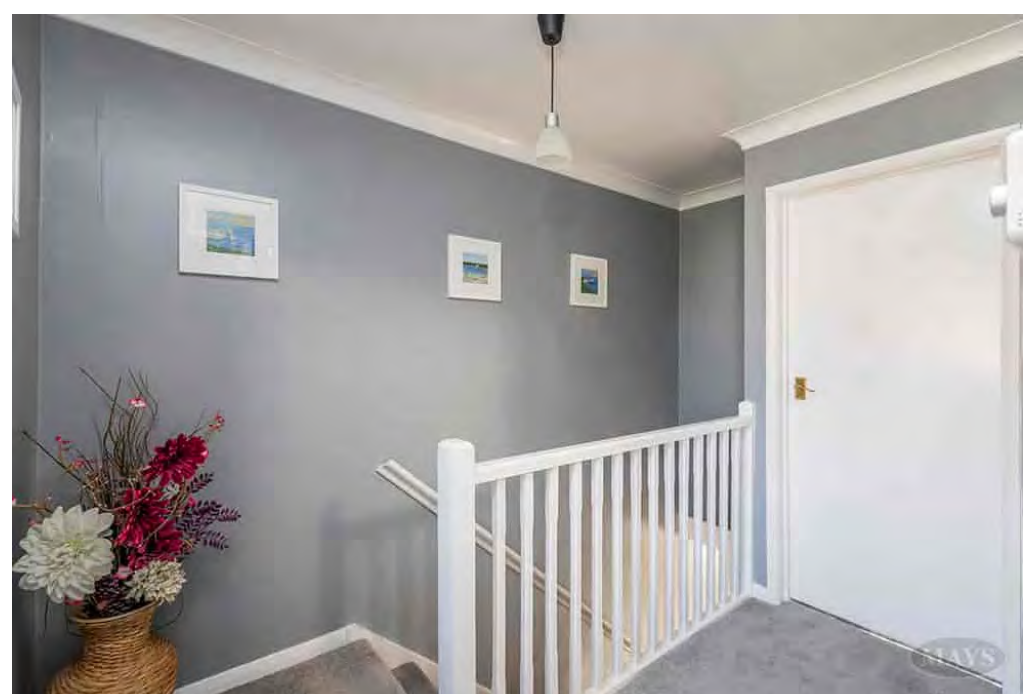
First Floor
Approx. 37.6 sq. metres (404.6 sq. feet)



Second Floor
Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 119.0 sq. metres (1280.6 sq. feet)



About the Location

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. bed semi-detached

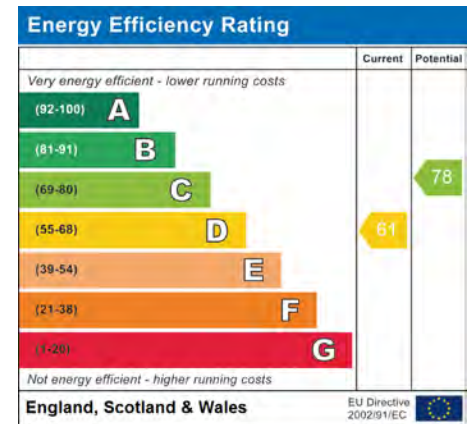
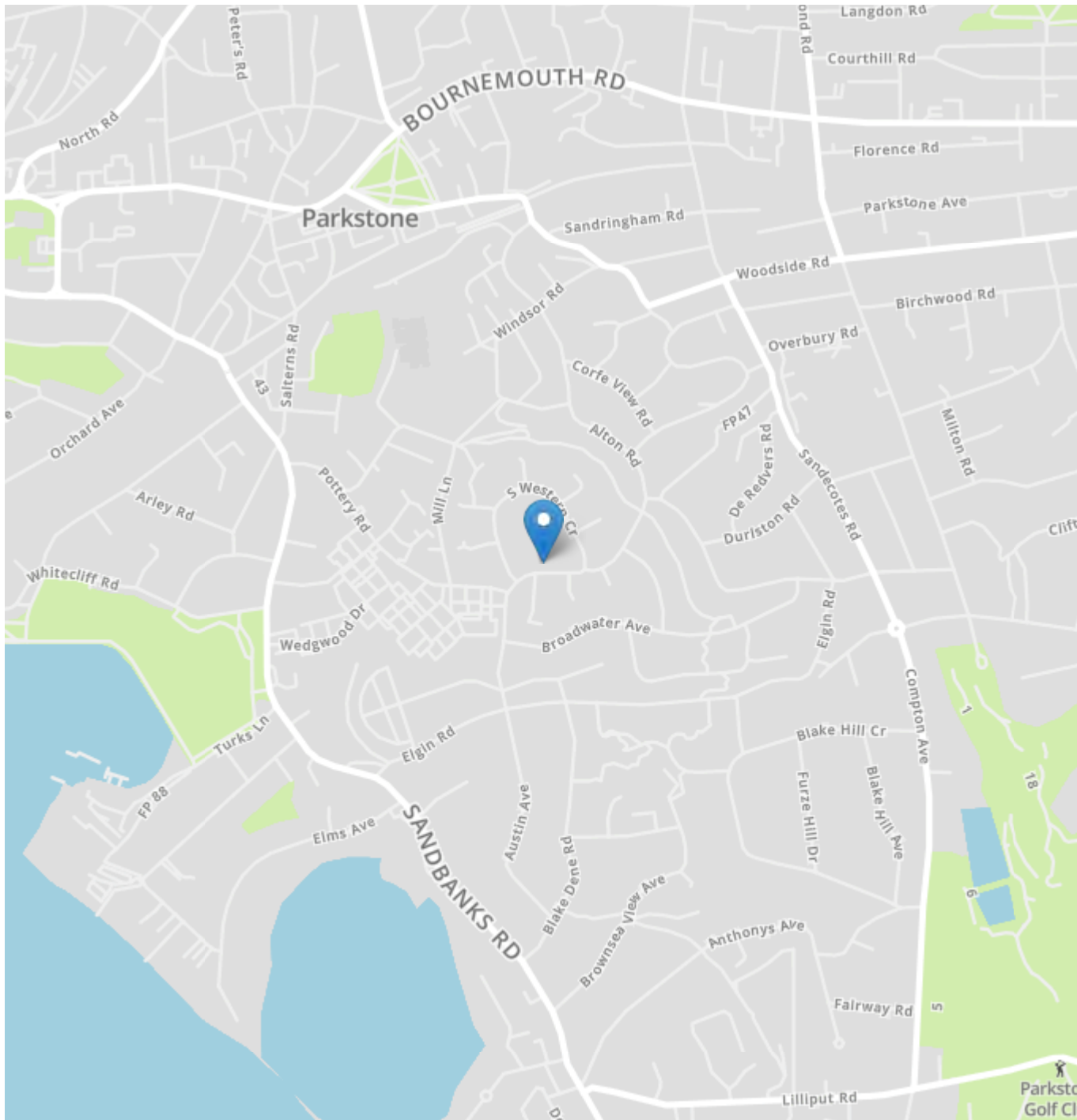


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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