

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



5A MUNSTER ROAD, POOLE, DORSET, BH14 9PS



ABOUT THIS PROPERTY

£ 8 9 9 , 9 5 0

Stunning 4 bedroom family home

South-facing garden and patio with a variety of entertaining spaces

Luxury en-suite to master plus family bathroom

Separate study

Integral garage

Rako lighting and media surround sound

Off-road parking

800m from Parkstone Golf Course

Band G: £3078.24

Freehold

[Click here for virtual tour](#)

A stunning, interior designed 4 bedroom family home in the heart of Lower Parkstone. Bright and spacious open-plan kitchen / living / dining room, luxury en-suite to master, family bathroom, integral garage, separate office, south-facing garden, underfloor heating throughout.

This superbly finished family home offers thoughtfully considered accommodation, ideal for today's modern living. The property was constructed 11 years ago and has been built to exacting standards. The accommodation is arranged over two floors and benefits from engineered wooden flooring with underfloor heating throughout the property. The lighting in the living area is designed by John Cullen in Fulham with a Rako system. The living space also benefits from a media / surround sound system. The level gardens offer a good degree of privacy and ample off-road parking, with a further raised area of garden that could be utilised, plans for which are available. On the ground floor, there is an integral single garage, a separate study, downstairs cloakroom and various storage spaces. The contemporary kitchen is fitted with a range of integrated appliances and stone work surfaces extending to a social breakfast bar. Triple sets of double doors open from this room onto south-facing terraces and garden. Upstairs, the master bedroom features a luxury en-suite shower room and there are three further double bedrooms which use the large family bathroom. There is a great deal of useful storage and plantation shutters which feature throughout the property add to the tasteful, modern ambience.

LOCATION

Located in the heart of Lower Parkstone, within 800m of the championship Parkstone Golf Course. The local shops at Penn Hill and Ashley Cross are within easy reach. The local station at Ashely Cross offers a direct line into London Waterloo in under two hours and the shores of Poole Harbour are approximately 2 miles away.





Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		87
(81 to 91)	B	81	
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			

England, Wales & N.Ireland EU Directive 2002/91/EC

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