

Broadwater Avenue, Lower Parkstone BH14 8QY

Guide Price £825,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A significantly improved and extended detached contemporary home set on a highly sought after road, moments from well-regarded schools. The property has a tremendous feeling of space and light throughout and a real feature of this home is a stunning kitchen lifestyle room which opens through sliding doors to a generous south facing landscaped garden. The property is presented in first class order throughout and no expense has been spared by our clients in creating a wonderful, contemporary home.



Key Features

- Large entrance hallway with downstairs shower room
- Contemporary kitchen with island unit
- Open plan living/lifestyle room with dining and lounging
- Generous principal bedroom with private terrace
- Two further bedrooms
- Spacious modern fitted bathroom suite
- Off street parking and garage
- Landscaped gardens to the rear
- Exacting quality of finish throughout



About the Property

On entering the property, you are immediately impressed by the sense of space and light this home presents. The hallway has a feature oak staircase with a glass balustrade and there is also a cloakroom with a separate shower. The kitchen/lifestyle room is a huge success, and the layout has been carefully considered to provide defined areas for dining, lounging, and cooking which gives a degree of separation.

The kitchen has been beautifully fitted with a comprehensive range of units and quality appliances and a central island unit is perfectly positioned to allow for sociable food preparation. The living area has a feature stone effect wall which houses media units and a modern fire. The dining room leads seamlessly from the living area which gives a superb amount of space for grand scale entertaining.

The principal bedroom is a fantastic size and a seating area in the bedroom leads to doors that open to a large first floor terrace which is retained with a glass balcony. The terrace has plentiful space for lounging. There are two further bedrooms to the first floor, and these are serviced by a large, fitted bathroom. The bathroom has been fitted to incorporate a good amount of storage.

Sliding doors open from the ground floor to the rear garden where there is a full width patio for dining and lounging. This in turn leads to the main garden area which is laid to lawn with surrounding mature planting.

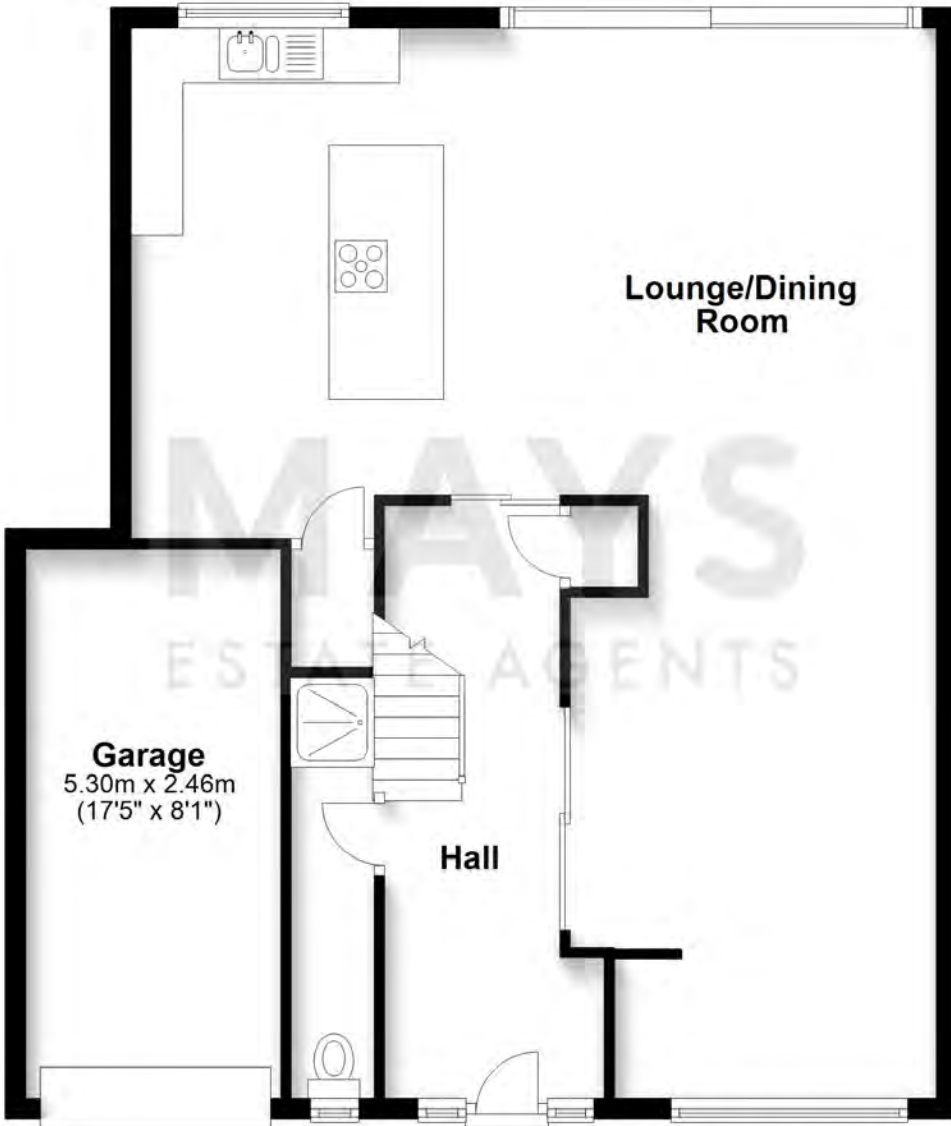
Tenure: Freehold

Council Tax Band: E



Ground Floor

Approx. 85.6 sq. metres (921.4 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 142.3 sq. metres (1531.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village.

The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

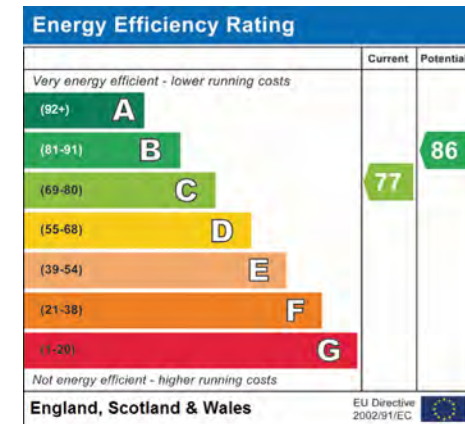
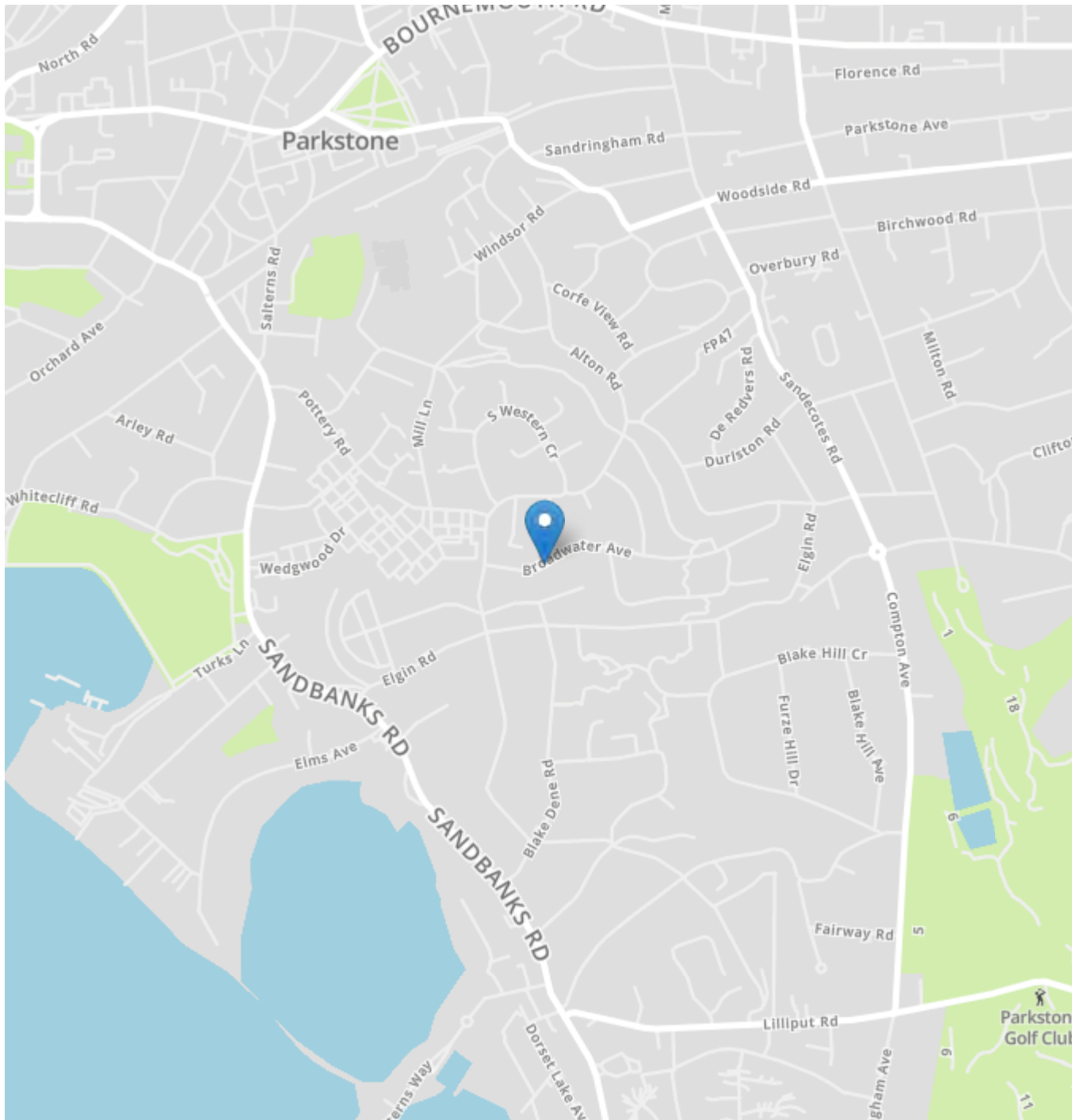


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Mays Estate Agents - Sales and Head Office
 290 Sandbanks Road, Lilliput, Dorset BH14 8HX
 T: 01202 709888

E: sales@maysestateagents.com (sales)
 E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS
 ESTATE AGENTS