

95 Compton Avenue, Lower Parkstone, Poole,  
Dorset, BH14 8PX



HEARNES

WHERE SERVICE COUNTS



## 95 Compton Avenue, Lower Parkstone, Poole, Dorset, BH14 8PX FREEHOLD Price £1,175,000

A delightful and immaculately presented 4 bedroom, 3 bathroom detached family home, built in 2015 and offering a well planned layout with accommodation approaching 2000 sqft, set over 3 floors. Affording light and airy living with a good degree of versatility this attractive home has an open plan kitchen/dining/day room with doors out to the garden, snug, reception room 2 and utility room on the ground floor with the master bedroom and 2 further bedrooms with a bathroom on the first floor and further guest suite on the second floor. Decorated in neutral tones throughout and modern fittings the home benefits from a fully equipped kitchen with integrated Siemens appliances, luxury bathrooms, fitted plantation shutters and blinds, underfloor heating and set behind electric gates. The low maintenance south and westerly facing garden enjoys the afternoon sun and is a blank canvas for any garden enthusiasts.

- Immaculate, 4 bedroom, 3 bathroom architect designed home built in 2015
- Set behind security gates with a block paved driveway offering extensive parking
- 3 reception areas to include a fabulous open plan lounge/kitchen/day room
- Fully fitted kitchen/dining room with doors leading to rear garden. Kitchen fitted in a range of white units with work tops over and a central island unit with induction hob and pop up extractor. All integrated Siemens appliances to include a double oven, dishwasher, fridge/freezer and undercounter wine fridge
- Separate utility room with plumbing and space for washing machine and tumble dryer
- Wooden flooring throughout the ground floor accommodation
- Gas fired underfloor heating throughout the house
- Contemporary double glazing throughout with many feature windows flooding light into the home with plantation shutters and blinds
- First floor master suite with walk in wardrobes leading to a luxury shower room
- Second floor guest suite with en suite shower room
- Approaching 2000 sq ft of accommodation
- Westerly facing, very private, low maintenance garden with large patio and side lawn
- Premier established residential location just one mile from Salterns Marina

This lovely home is set in one of the area's prime locations approximately 400 metres to Parkstone Golf Club and within a mile of Salterns Marina. The local shops in Lilliput are less than three quarters of a mile away and Canford Cliffs Village is within a mile and a half. Various pleasant walks through chines or along the harbourside lead to the superb beaches that the area is famous for all between 1.5 and 2 miles away.

London 100 miles. Southampton 35 miles. Bournemouth airport 9 miles. Bournemouth Town Centre 3.5 miles. Poole Town Centre 2.5 miles. Mainline Railway Station less than a mile at Ashley Cross.

Council Tax: G

EPC: C





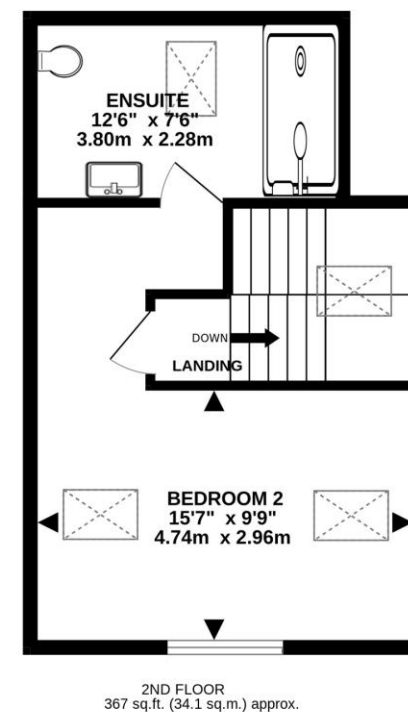
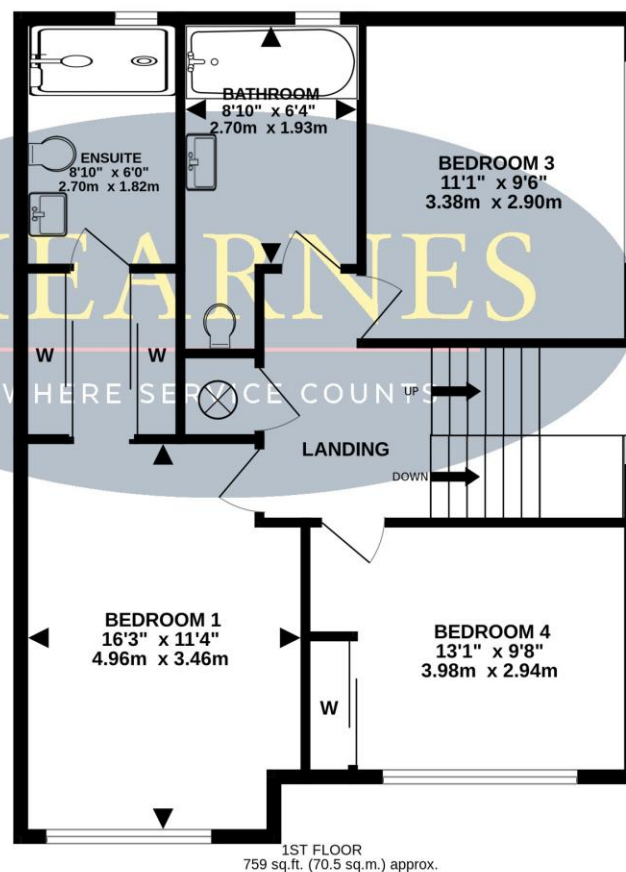
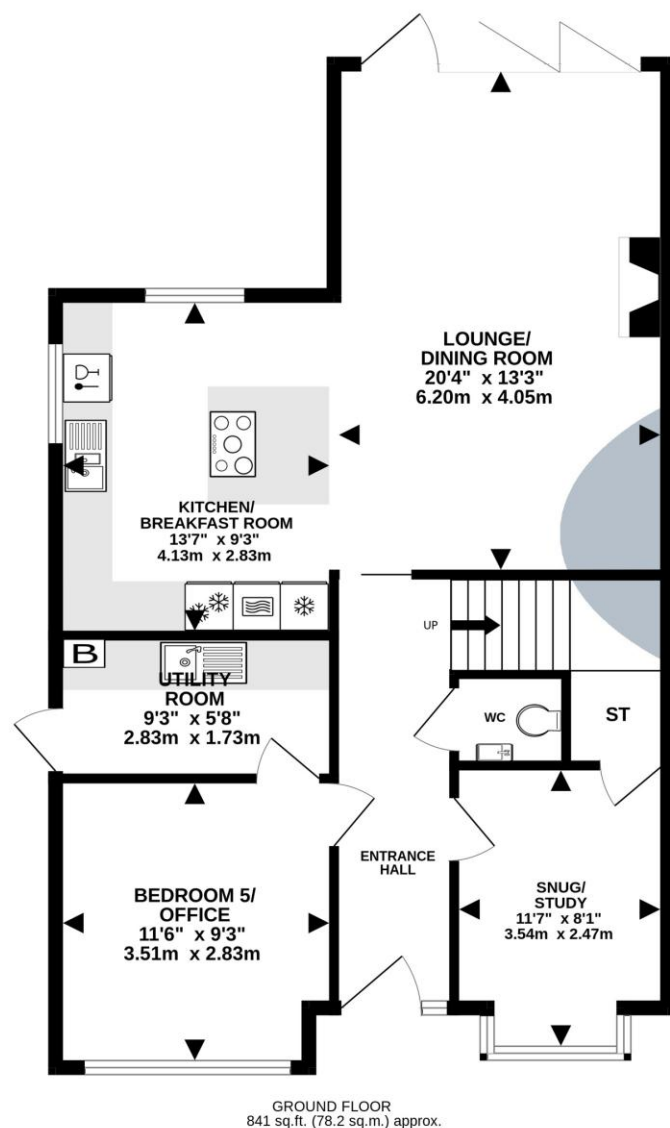




TOTAL FLOOR AREA : 1967 sq.ft. (182.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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