

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
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23 NIRVANA, BLAKE HILL AVENUE, POOLE,  
DORSET, BH14 8QA



## ABOUT THIS PROPERTY

£1,095,000

4 Double bedrooms

Study

Media room

2 ensuite

Jack and jill bathroom to  
beds 3 & 4

Modern Kitchen with  
centre island

Open plan living dining  
room

Utility room

Band G: £2911.63

Freehold

A beautifully appointed 4 double bedroom modern family home enjoying far reaching treetop views over Parkstone Golf Course. This deceptive home offers versatile accommodation over three floors, with a choice of reception rooms including a study and media room. In addition the property boasts underfloor heating and solid floors throughout, a utility room, surround sound on the ground floor and integral garage, set on an elevated plot in beautifully maintained gardens.

As soon as you enter the property you are drawn to the stunning elevated tree top views, which overlook Parkstone Golf course: from the floor to ceiling windows at the rear of the property. The modern fitted kitchen is an ideal place in which to entertain with its sociable central island and breakfast bar. The kitchen itself is well appointed with a range of integral appliance and stone work tops, the addition of roof lights above the kitchen allows the light to flood in. The kitchen opens directly onto the large living dining space which spans the width of the house and enjoys distant views from the the windows and balcony. For those that prefer a separate living area, the cleverly designed sliding doors allow you to close the kitchen from the living space in the evening. Also on this level is the guest cloak room and access to the integral garage. From the kitchen an ash stair case leads to the first floor where there are two large double bedrooms both ensuite. The master bedroom boasts a his and her dressing area and stunning bathroom with a large walk-in shower, dual sinks and free standing bath. The lower level of the house houses four rooms and could easily be converted to a self contained apartment and is ideal for teenagers or for someone who works from home. The media room is impressive with its projector. Leading from here is the utility room which could be used as a second kitchen. From the hallway there is a double bedroom with double doors leading to a room which is currently used as a study but could easily be used as an additional bedroom as it has access to an ensuite bathroom from here. The fourth bedroom shares this bathroom and enjoys access to the terrace. The gardens have been beautifully landscaped with a patio area to dine on which in turn leads to an area of lawn with landscaped borders with steps that lead to the remainder of the garden. The property is set behind electric gates with ample room to park several cars off road.

## LOCATION

Located in a quiet avenue in the heart of Lilliput, within easy reach of the shops at Lilliput and award winning Parkstone Golf Course. Ashley Cross is close by with its array of shops and restaurants and from here the train station offers a direct line into London Waterloo in under two hours; whilst the sandy beaches of Poole harbour only 1.5 miles away.

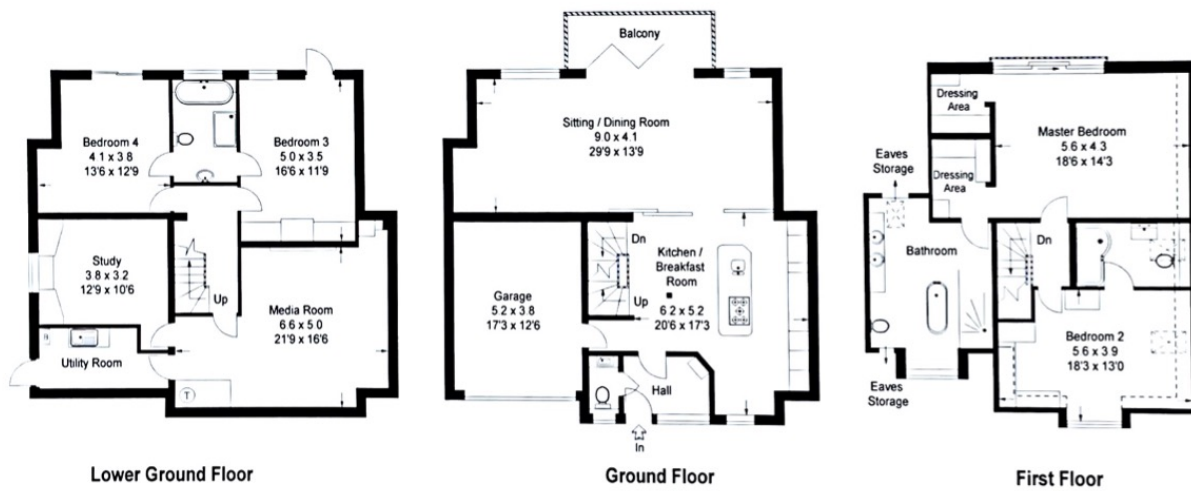




**23 Blake Hill Avenue, Lower Parkstone, Poole**

Approximate Gross Internal Area inc Garage :- 287 sq mt / 3100 sq ft

--- = Reduced headroom below 1.5 mt / 5'0"



Lower Ground Floor

Ground Floor

First Floor

Floor Plans Southern © 2004  
01202 766944 Ref S3406/KB/CD  
Disclaimer

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3". Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to walls where possible or to where indicated by arrow heads.

**Energy Efficiency Rating**

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(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		79	84

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

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