



242 Morello Mews, Plot, Kinson Road, Bournemouth, Dorset BH10 5EP

From £400,000

brown & kay



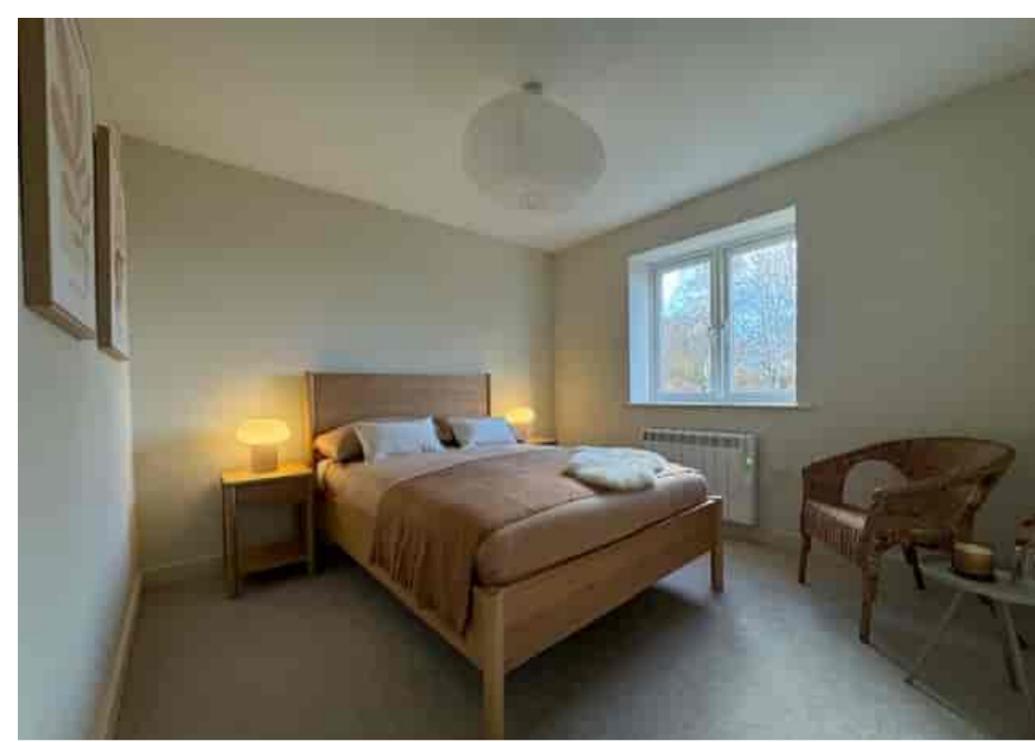
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## THE PROPERTY

Brown & Kay are delighted to present Morello Mews, an exclusive collection of four brand new, detached homes, each offering three double bedrooms and built to exceptionally high, energy-efficient standards. Thoughtfully designed to maximise space and natural light, these stylish homes are finished to an impressive specification and are ready to move into immediately.

Built by a well-respected local developer, each property showcases meticulous attention to detail and quality craftsmanship throughout.

The heart of the home is the spacious kitchen/dining room, beautifully finished with a range of integrated appliances and featuring direct access to a private garden—perfect for entertaining or relaxing outdoors. To the front, a separate living room provides an inviting retreat for cosy evenings in.

Upstairs, there are three generous double bedrooms, including a luxurious en-suite to the principal bedroom, along with a modern family bathroom. A ground floor cloakroom, driveway parking for two vehicles, and an EV charging point further enhance the convenience and sustainability of these modern homes.

Perfectly situated off of Kinson Road Morello Mews enjoys excellent access to local shops, well-regarded schools, and regular bus routes. Both Bournemouth and Poole town centres are just a short drive away, offering an excellent range of amenities, transport links, and stunning coastal attractions.

These superb new homes offer a rare opportunity to enjoy contemporary living in a convenient and desirable location — early viewing is highly recommended to appreciate the exceptional finish and design.

## MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Two parking spaces, one with EV Charger.
- Utilities - Mains Electricity & Water
- Heating - Efficient modern Eco heating system with solar panels
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - TBC
  
- EPC Rating - C

## KEY FEATURES

- 50% NOW RESERVED!
- AN EXCLUSIVE DEVELOPMENT OF FOUR BRAND NEW HIGH SPECIFICATION DETACHED HOUSES
- SPACIOUS PROPERTIES IN EXCESS OF 1,000 SQ FT EACH
- WELL APPOINTED LUXURY KITCHENS WITH INTEGRATED APPLIANCES
- EN-SUITES TO ALL PROPERTIES
- CONTEMPORARY BATHROOMS
- EFFICIENT MODERN ECO HEATING SYSTEM WITH SOLAR PANELS
- LANDSCAPED REAR GARDENS WITH PATIO & LAWNED AREAS
- OFF ROAD PARKING FOR TWO VEHICLES