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**Conifer Avenue, Lower Parkstone,  
Poole, Dorset, BH14 8RT**

# Conifer Avenue, Lower Parkstone, Poole, Dorset, BH14 8RT

## FREEHOLD PRICE £625,000

A 'turn-key' and immaculately presented, 5 bedroom, 2 bathroom and cloakroom semi detached home, that has been extended over recent years and is set in a quiet cul de sac location in a highly sought after area of Lower Parkstone. The current owners have completely modernised and renovated to an exacting standard and has a warm and joyful feeling as you walk around. Immaculately presented throughout and offering a kitchen/breakfast room with integrated appliances, separate utility room, double and single reception rooms, ground floor cloakroom, welcoming entrance hall and bi fold doors from the dining room out to a beautiful garden. Everything has been replaced and improved over the past 3 years and all presented in show home condition. Sold with no forward chain.

- Absolutely beautifully presented 5 bedroom semi detached home
- 3 reception areas to include an elegant dining room, sitting room and separate snug/office room, that can also be used as a ground floor bedroom
- Beautiful kitchen in a range of white floor to ceiling Shaker style units with Quartz Blanco Stellar work tops over and fitted breakfast bar. Integrated appliances to include Neff Induction hob with extractor, AEG oven and further combined microwave/oven, AEG Dishwasher, Quooker tap, Harvey water softener, and fabulous Samsung Family Hub American style fridge/freezer with 'Smart Things' technology, electric blinds, marble effect tiled flooring
- Separate utility room with plumbing and space for a washing machine and tumble dryer.
- Downstairs cloakroom
- Elegant entrance hall with inset door mat, beautifully tiled floors and excellent understairs push storage and drawers and coat cupboard
- Dining room with wooden floor and bi fold doors leading to the garden, archway to sitting room with media wall and fitted electric fire
- Attractive wooden staircase leading to the first floor
- Sharps custom built fitted wardrobes/storage/mirrors in the bedrooms
- Luxury family bathroom with Whirlpool unity jacuzzi bath, with shower over and a further en suite shower room to the main bedroom, both with Bluetooth mirrors
- Attractively decorated with uplifting colours and styling, new flooring and redecoration throughout
- Fitted Roman blinds and also fitted Day Night blinds and lights (except sitting room) included in the sale
- New double glazed windows, new doors (both internal and external) new cladding/external painting, guttering, new boiler, radiators, fuse box and replaced electrics
- Recently insulated loft having a pull down ladder and fully carpeted. Loft housing pressurised water tank
- Fully landscaped gardens having 2 new patios, shed, greenhouse, fencing, raised vegetable beds
- New block paved driveway with parking for 2 cars
- Catchment area for local schools to include Baden Powell, Court Hills and Lilliput

Conifer Avenue is set in a quiet location in Lower Parkstone being just over ½ a mile from Parkstone Golf Course and the same distance to Whitecliff Harbourside Park. Beaches at Sandbanks and Canford Cliffs are within 2 miles.

COUNCIL TAX BAND: D

EPC RATE: D

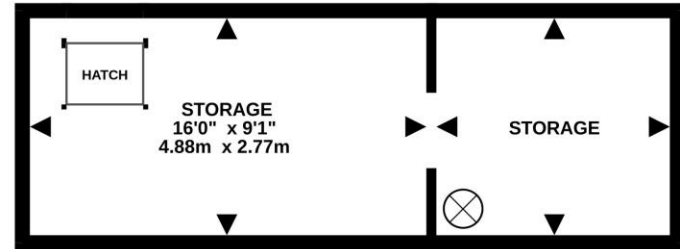




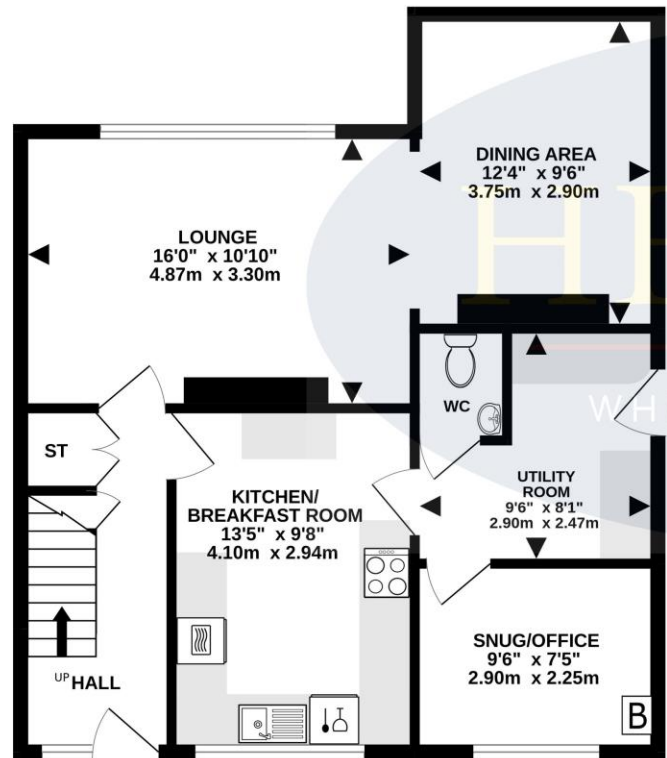
TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

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.

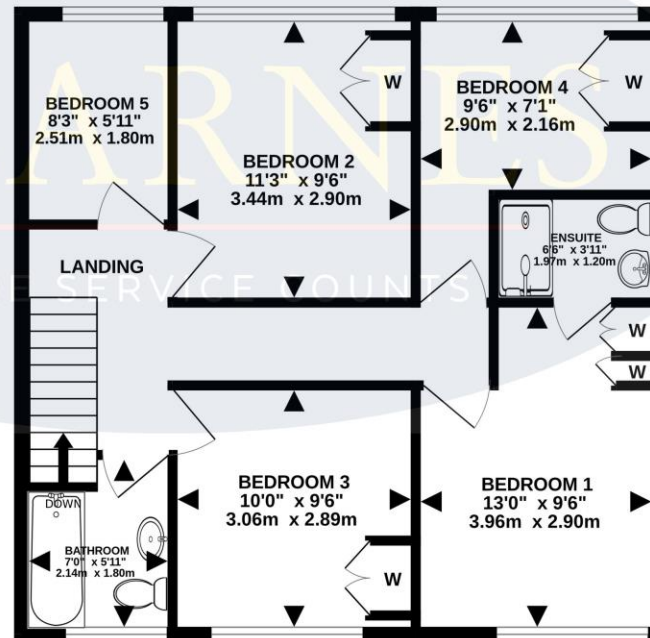
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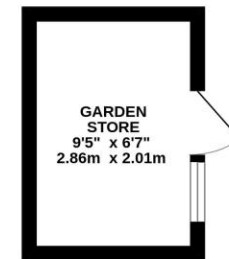
LOFT SPACE  
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



LOCATED IN REAR GARDEN  
62 sq.ft. (5.7 sq.m.) approx.





[www.hearnes.com](http://www.hearnes.com)

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