

Broadwater Avenue, Lower Parkstone BH14 8QJ

£680,000 Freehold

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Property Summary

An immaculately presented three-bedroom, two bathroom detached bungalow set on a highly sought after road in Lower Parkstone, moments from Whitecliff Harbourside Park and well-regarded schools. The property occupies a generous plot with has been beautifully landscaped and there is plentiful provision for parking courtesy of a large, covered carport and garage. A superb property with outlooks over wooded areas and spacious accommodation throughout.



Key Features

- Entrance hallway
- Large living/dining room
- Kitchen/breakfast room
- Three double bedrooms
- Ensuite shower room
- Principal bathroom
- Landscaped South facing garden
- Garage and Carport
- Moments from viewpoints of Poole Harbour
- Sought after location for both downsizers and families



About the Property

On entering the property there is a welcoming hallway that provides independent access to all principal rooms. The living/dining room is a particularly good size and is perfectly positioned to the rear of the property to enjoy a Southerly aspect and direct access to the rear garden through sliding patio doors. The kitchen/breakfast room has been beautifully fitted with a comprehensive range of modern units and appliances and there is plentiful space for a dining table. Similarly positioned to the living/dining room, the kitchen/breakfast room overlooks the rear garden.

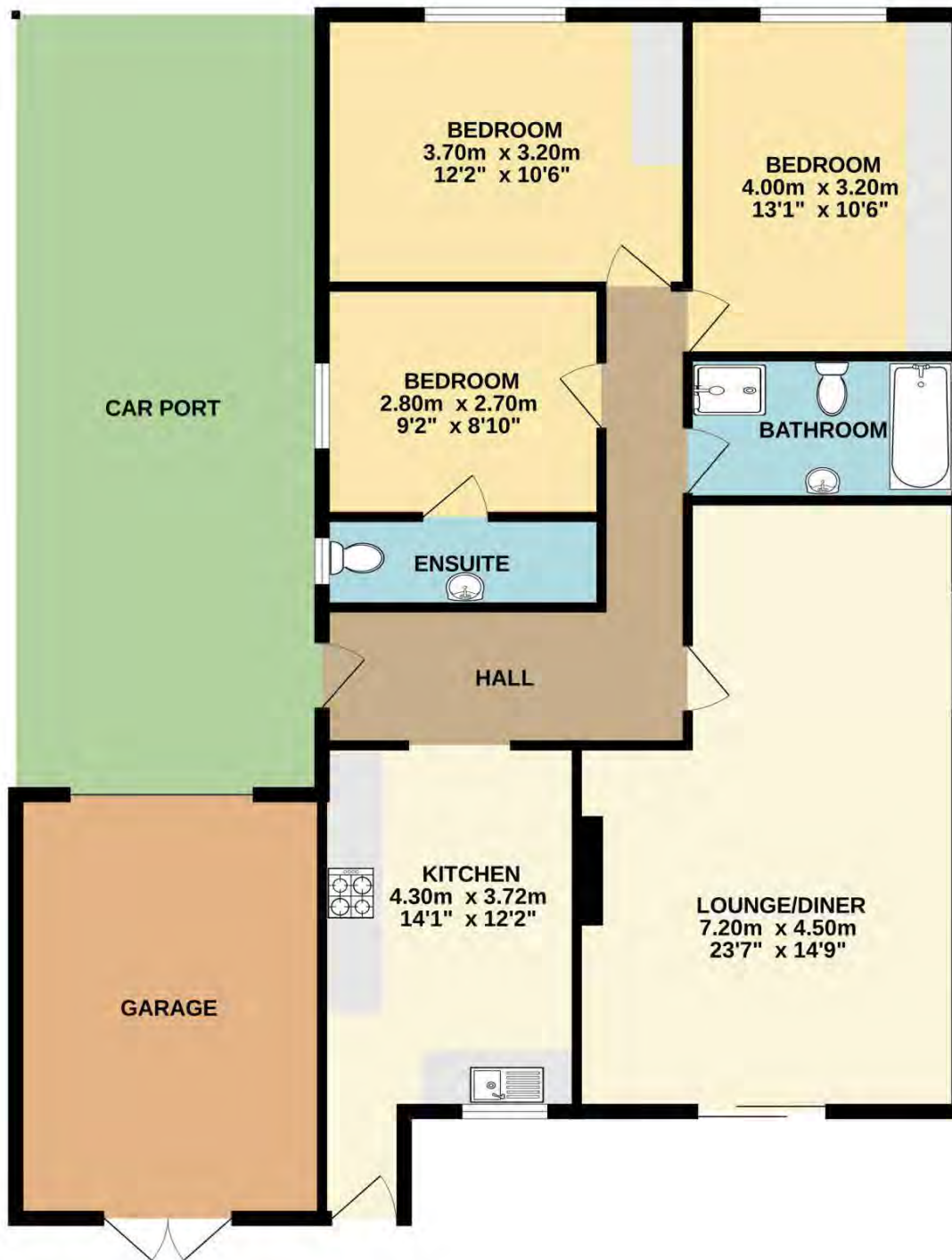
The bedroom accommodation is sensibly located to the other side of the property and this layout clearly defines the living areas from the bedrooms. An ensuite shower room has been introduced to one of the bedrooms and the two further double bedrooms are serviced by a modern bathroom.

To the front of the property the garden is well stocked with a variety of mature shrubs. A driveway provides plentiful parking for numerous cars and leads under a covered carport which in turn affords access to the garage. To the rear, there is a large paved terrace that extends to the main garden that is beautifully landscaped with a variety of mature planting.

Tenure: Freehold

Council Tax Band: E





TOTAL FLOOR AREA : 116.2 sqm (1251 sq ft) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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 buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 2023



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.

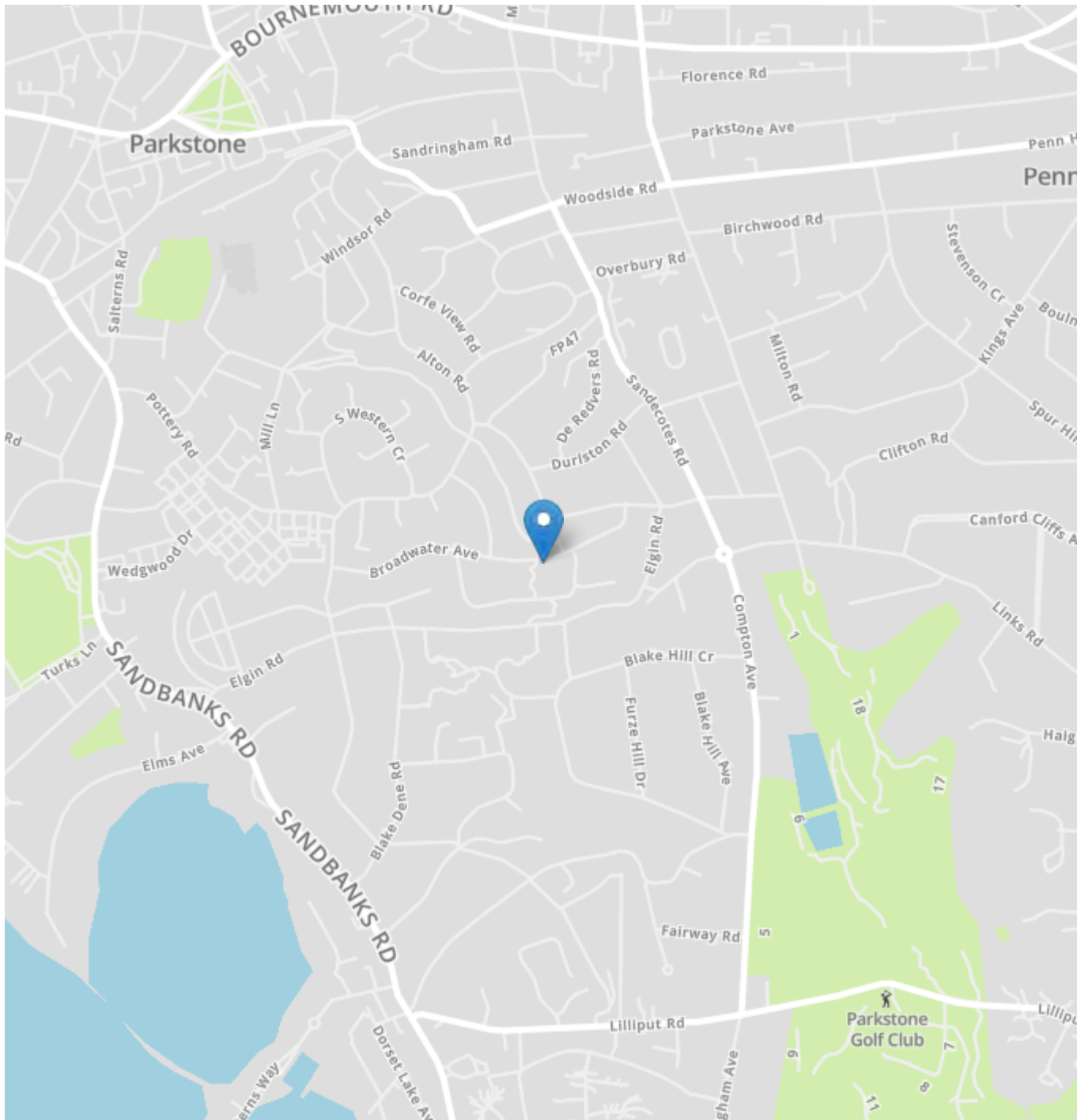


About Mays

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 for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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