

Kings Avenue, Penn Hill BH14 9QJ

£895,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A contemporary three bedroom two bathroom detached home nestled in leafy Lower Parkstone and located near the prestigious Parkstone Golf Club.

Key Features

- Contemporary three bedroom detached home
- Two modern bathrooms plus a separate WC
- Highly desirable Lower Parkstone location near Parkstone Golf Club, Penn Hill & Ashley Cross Villages
- In close proximity to cafe bars & restaurants
- Modern open plan kitchen/dining room
- Spacious lounge with feature log burner
- Two private terraces
- Double garage & Utility Room
- Tesla car charging point
- Plans approved for a double storey rear extension; APP/23/01283/F





About the Property

Nestled in one of Lower Parkstone's most desirable Avenues and moments from the prestigious Parkstone Golf Club, this beautifully presented three-bedroom, two-bathroom detached residence offers a wonderful balance of modern living and tranquil surroundings.

Set behind a deep driveway providing ample off-road parking and access to a double garage, the property enjoys an elevated position with landscaped terraces and private, tree-lined gardens.

The inviting entrance opens to a bright, contemporary interior featuring stunning herringbone flooring and an open-plan layout designed for modern lifestyles. The dining hall creates a natural hub for family life, flowing seamlessly into the well-appointed kitchen complete with a central island and direct access to an elevated patio terrace - perfect for al fresco dining while enjoying leafy garden views.

The dual-aspect lounge connects effortlessly to the dining hall and kitchen, providing generous space for relaxing, entertaining or home working. Bi-folding doors open onto a private balcony terrace, while a feature log burner adds a cosy focal point for cooler evenings. A separate WC completes the ground floor accommodation.

A split staircase leads to the impressive principal bedroom suite, which includes a walk-in wardrobe and a contemporary en-suite bathroom. Two further well-proportioned bedrooms are served by a stylish family bathroom and additional storage cupboards.

Externally, the property continues to impress. The double garage, with Tesla car charging point, offers access from both the front and rear and incorporates a practical utility room. The mature gardens are mainly laid to lawn and enjoy a sunny aspect with complete privacy, enhanced by mature trees and attractive terracing.

This exceptional home combines versatile accommodation, modern finishes and a sought-after location - ideal for families or those seeking a peaceful retreat close to Poole and Bournemouth's amenities.

Tenure: Freehold

Council Tax Band: E

EPC rating: D

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

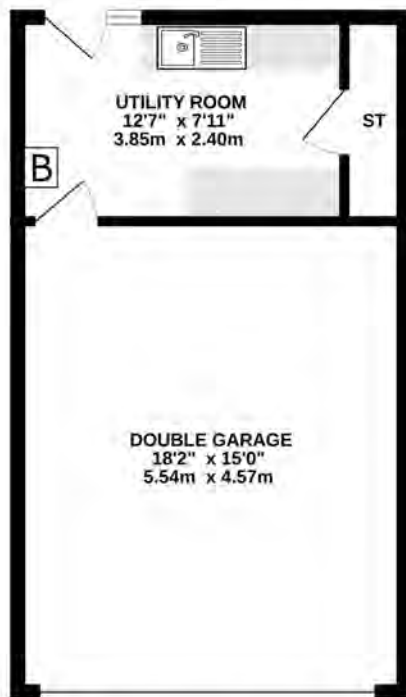
Mays are part of the Property Ombudsman Scheme TPO - DO3138

INCLUDING BALCONIES

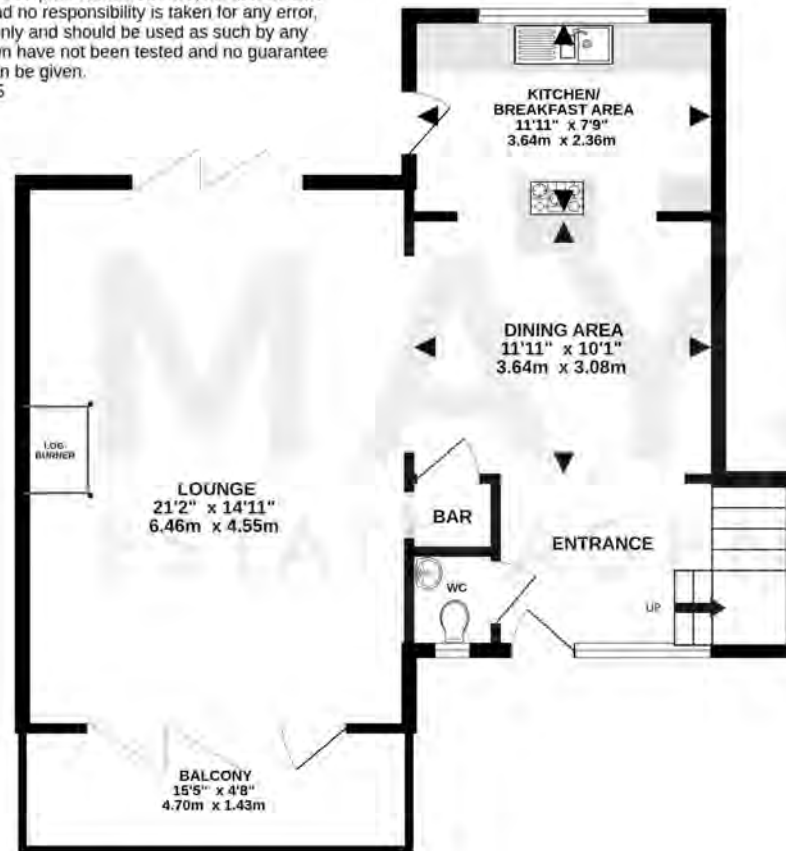
TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.

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.

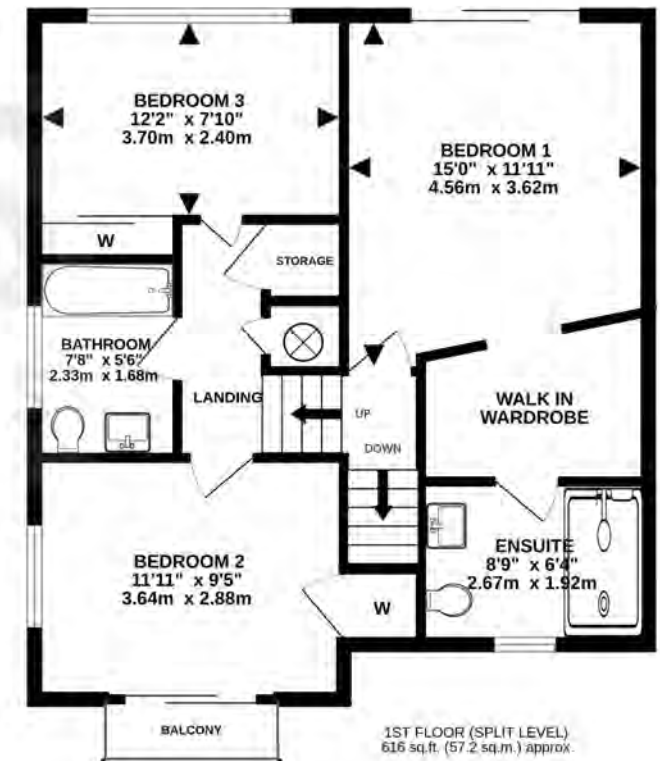
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LOWER GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR (SPLIT LEVEL)
616 sq.ft. (57.2 sq.m.) approx.



About the Location

Located in one of Poole's most desirable locations, ideally positioned between Poole and Bournemouth and within easy reach of the charming nearby villages of Penn Hill, Ashley Cross, Lilliput and Canford Cliffs. The area is home to the prestigious 18-hole Parkstone Golf Club and offers a vibrant lifestyle with a selection of café bars, restaurants and boutique shops in the surrounding villages. The award-winning beaches at Canford Cliffs and Branksome Chine, along with the world-renowned Sandbanks peninsula, are all just a short distance away.

The area also lies within a great school catchment area including several well-respected independent schools.

Excellent transport links include Parkstone train station, providing direct mainline services to Southampton and London Waterloo.

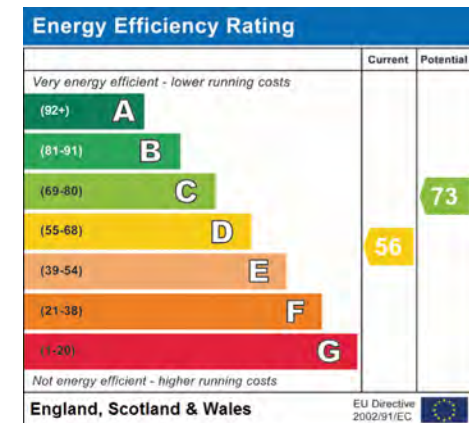
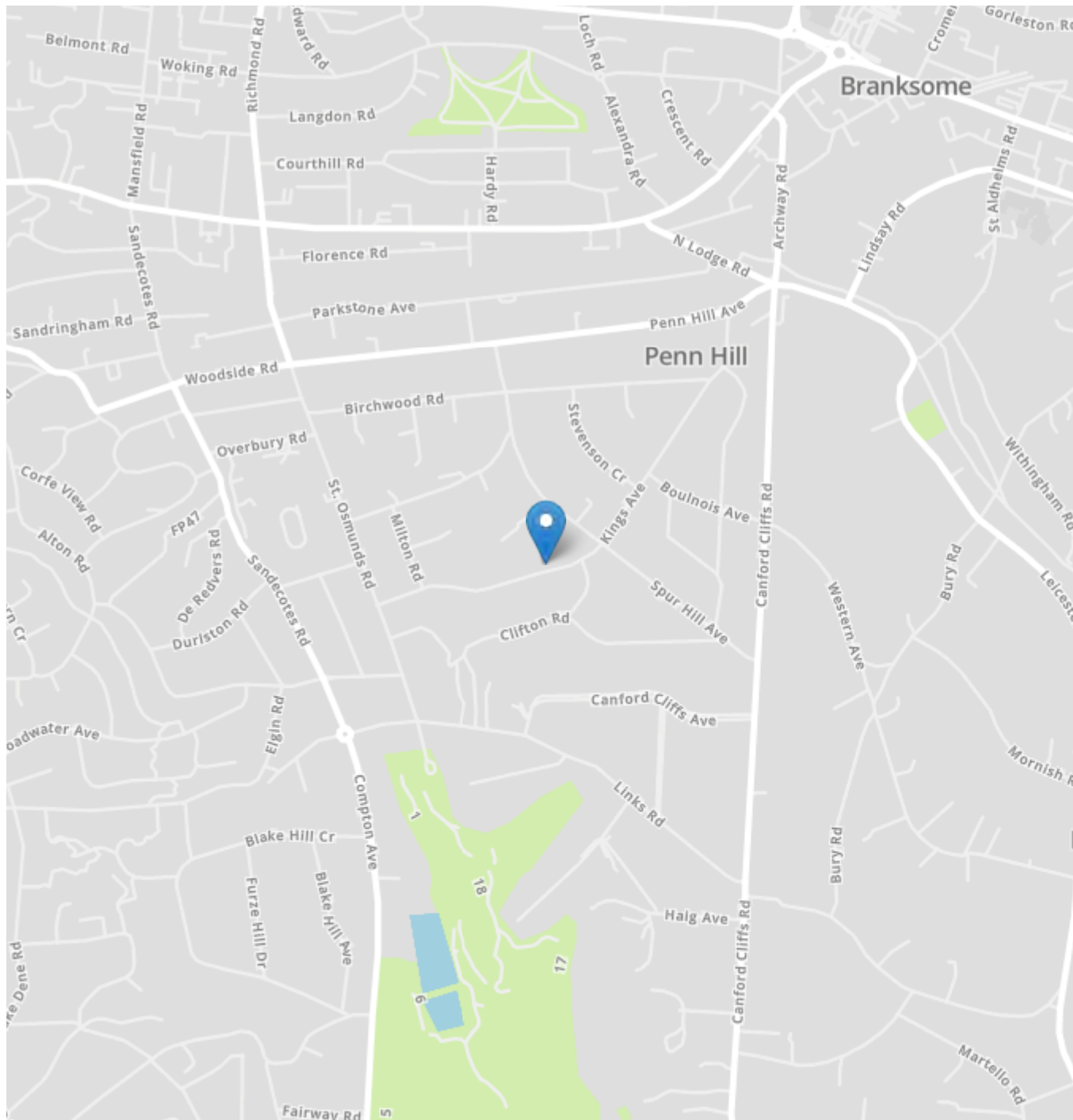


About Mays

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 30 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 so long.



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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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