

**Kingsbridge Road, Lower
Parkstone BH14 8TN**

Offers in excess of £475,000 Freehold





Property Summary

A modern detached house with a wrap around garden and parking for two vehicles. The generous accommodation is arranged over three levels and provides a flexible arrangement of rooms. The property has many strong selling features and would suit buyers wanting a detached home moments from Ashley Cross and transport links.



Key Features

- Entrance Hallway
- Downstairs w/c
- Kitchen/Dining Room
- Conservatory
- Utility Room
- Three Double Bedrooms
- Family bathroom
- En-suite to Principal Bedroom
- Private Gardens and Summerhouse
- Off Street Parking to Two Vehicles



About the Property

This modern detached house has considerable accommodation arranged over three levels. On entering the property there is a welcoming hallway with stairs rising to the first and second floors. There is also a convenient downstairs cloakroom.

The kitchen/dining room has a comprehensive range of modern units which are complemented by a range of Miele appliances. There is also a useful utility room that leads from the kitchen and provides space for a washing machine and further storage. The conservatory to the rear of the kitchen/dining creates a flexible space and could be used as a secondary reception room. The living room has a feature bow window which overlooks the garden, and the generous size allows for a flexible arrangement of furniture.

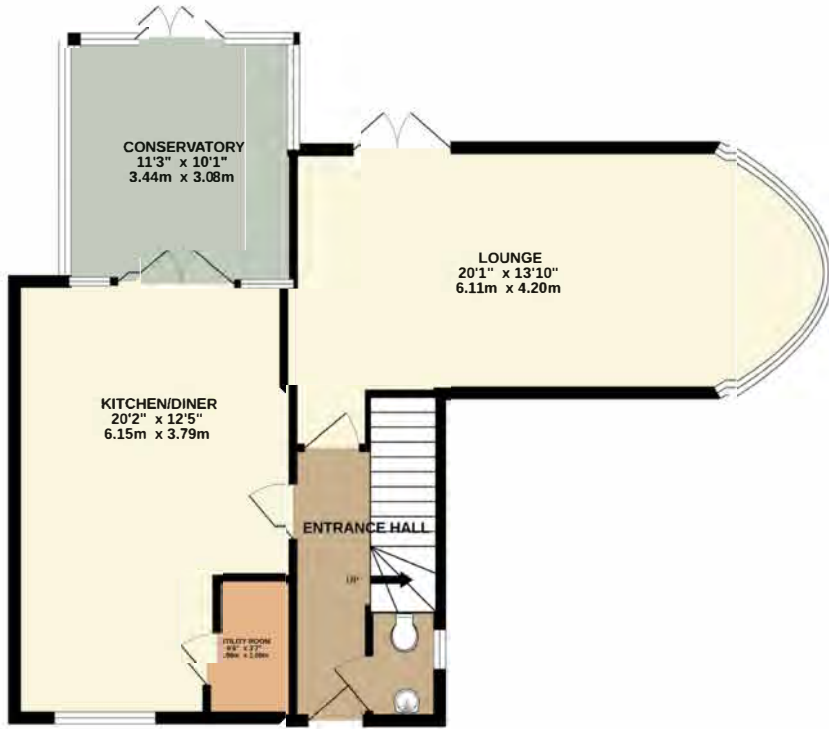
On the first floor there are two double bedrooms which are serviced by a family bathroom. There is also a large airing cupboard which house the boiler and hot water cylinder. This also provides more storage. Stairs rise to the second floor which contains the master bedroom. This floor can almost be considered a suite in it's own right as the landing has a large cupboard/wardrobe and the bedroom is ensuite to a large shower room.

Outside the property has a wrap around garden and gated approach from the road. The orientation of the garden enjoys a sunny aspect and there is a mix of landscaping and decking along with a timber summerhouse. Mature trees provide a leafy backdrop and a gate leads from the back garden to the parking for two vehicles.

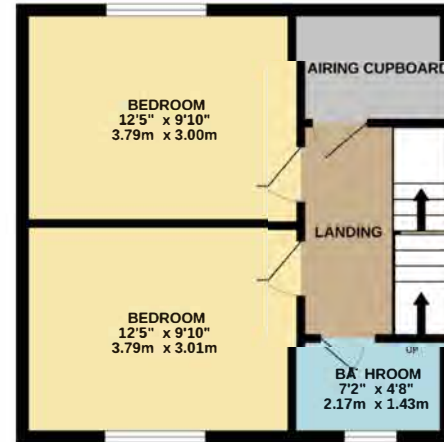


Council Tax Band E

GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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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. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

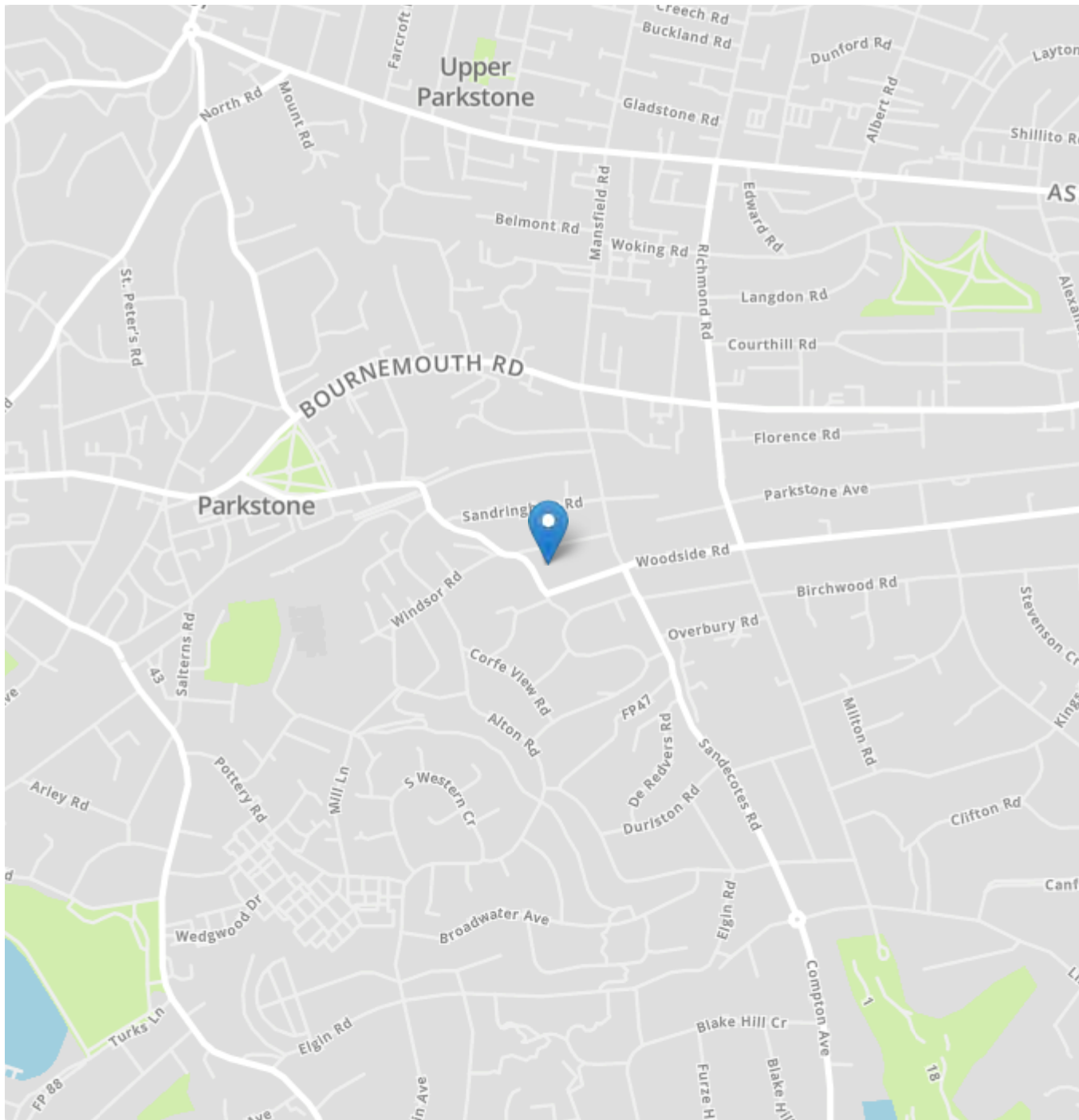


About Mays

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 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		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(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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