

Links Road, Lower Parkstone BH14 9QP

£1,450,000

MAYS
ESTATE AGENTS





Property Summary

An imposing modern detached home with impressive accommodation set on a prestigious road in Lower Parkstone, moments from Parkstone Golf Course and the Yacht Clubs and amenities of Poole Harbour. A superb kitchen, dining and lifestyle room presents cavernous space for grand scale entertaining whilst to the first floor there are four double bedrooms, and three contemporary bathrooms. We feel this property is an ideal opportunity for buyers wanting a permanent residence, or second home with an enviable address.



Key Features

- Entrance hallway with sensor electronic glass doors
- Modern fitted kitchen with feature island unit
- Living and dining area open to kitchen
- Ground floor cloakroom
- Large landing with screened full drop window
- Principal bedroom with ensuite and private balcony
- Guest bedroom with ensuite
- Two further double bedrooms (one with a private balcony)
- Family bathroom
- Mature gardens
- Garage and generous parking



About the Property

On entering the property, you are immediately impressed by the hallway that has sensor controlled electronic glass doors that open to the main reception room. There is a convenient cloakroom situated off the hallway and an oak staircase rises to the first-floor accommodation.

The large open plan reception room and kitchen are flooded with light and open to the surrounding gardens from both the front and rear elevations. The kitchen is comprehensively fitted with a range of units and appliances and incorporates a contemporary curved wave design, which is mirrored in a large island unit with a seating area.

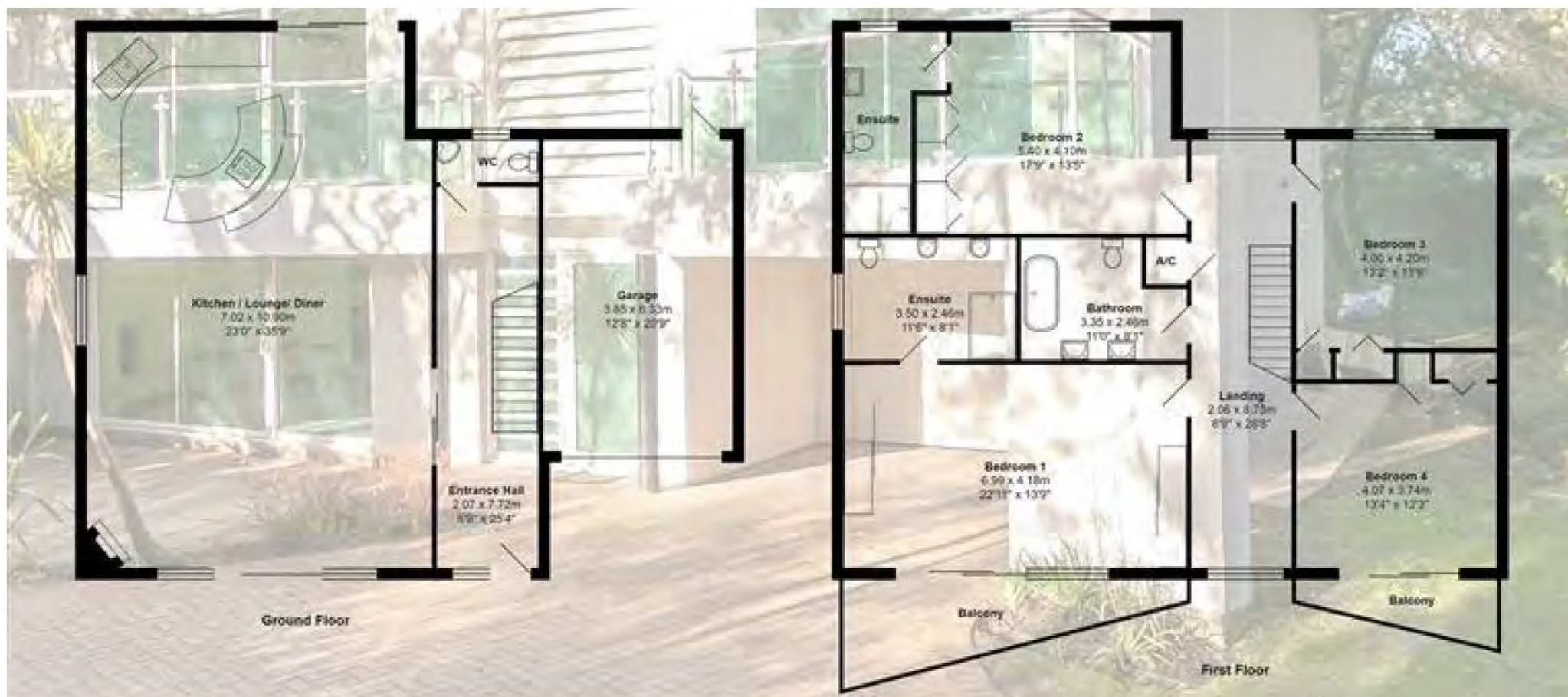
To the first floor, the ensuite principal bedroom opens to a large balcony/terrace which is retained with a glass balustrade. There is a further ensuite bathroom to the guest suite, whilst the remaining two double bedrooms (one with a private balcony/terrace) are serviced by a modern family bathroom. The landing is a particular feature of the first floor with full drop dual aspect windows flooding the first floor with light.

To the front the property is well screened from the road with mature planting and the driveway provides considerable parking for numerous vehicles. There is a covered area to the front of a large garage with an up and over door. The gardens extend around the side of the house and lead to the private rear garden. The rear garden has been landscaped to be low maintenance and the surrounding planting and privacy make the garden a true hideaway.

Tenure: Freehold

Council Tax Band: G





TOTAL AREA: 249.0 sqm 2681 sqft (excluding balcony)

All measurements are approximate



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.

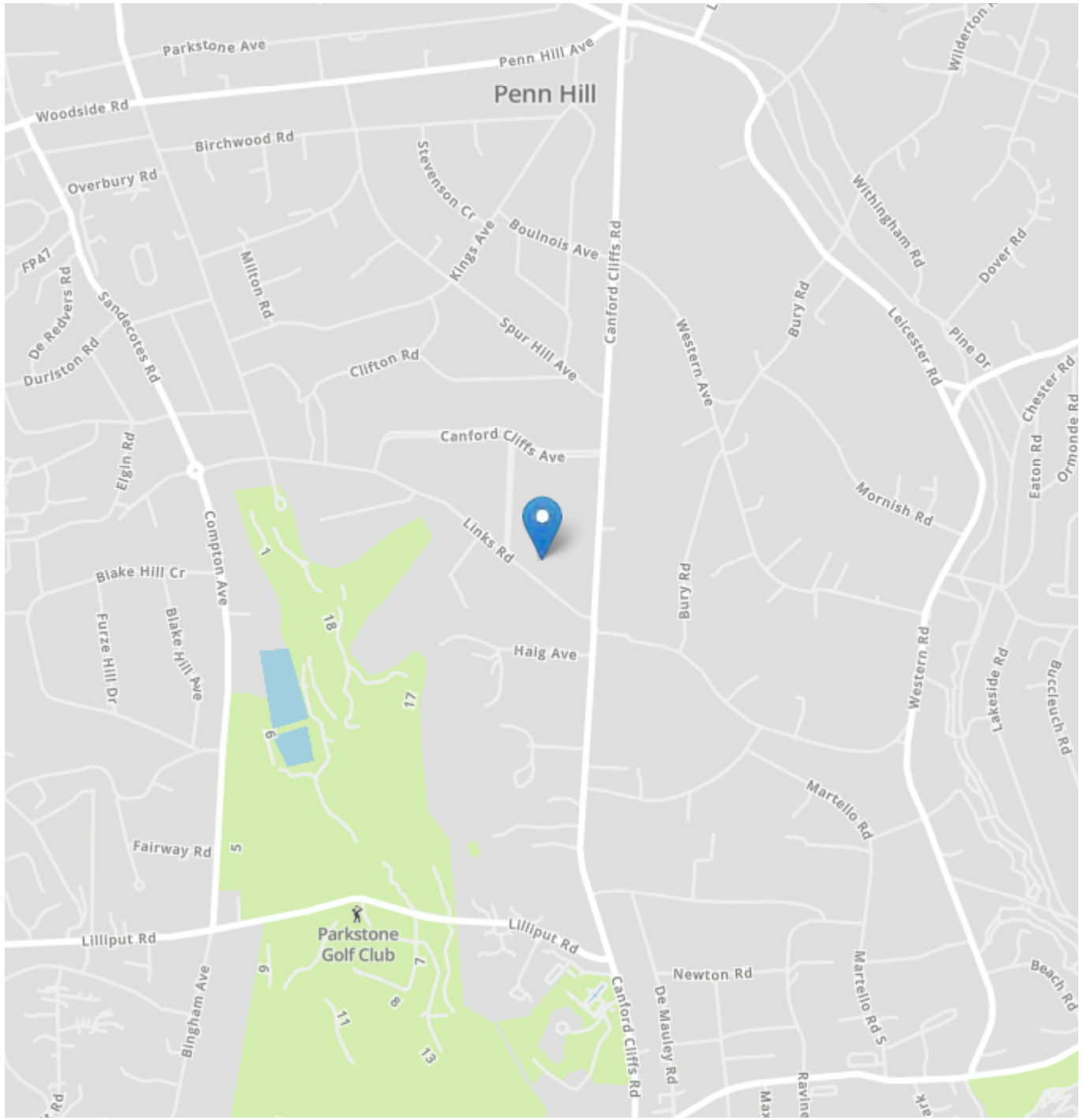


About Mays

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		
(69-80)	C	72	78
(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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