



Robin Cottage, Glenair Avenue, Lower Parkstone BH14 8AD



Property Summary

We are delighted to present this modern beautifully appointed three-bedroom, two-bathroom cottage style semi-detached home with a generous south facing garden, privately situated in the heart of Ashley Cross near to Poole Park and Parkstone station.



Key Features

- Three bedrooms
- Impressive open plan kitchen lifestyle space & separate utility
- Underfloor heating on the ground floor
- Principal bedroom with ensuite & two further bedrooms
- Charming cottage style semi detached home
- Luxury family bathroom
- Large south facing rear garden
- Sizeable front courtyard & allocated parking
- Solar panels
- Privately situated in the heart of Ashley Cross



About the Property

This charming property offers well planned accommodation with an impressive open plan ground floor arrangement, creating a light and spacious feel.

Entering via a front porch, a spacious reception lobby welcomes you with a built-in storage cupboard and an adjoining guest cloakroom.

The open plan kitchen lifestyle space presents a high quality fully equipped kitchen with pale grey shaker style units, complete with white quartz work surfaces and integrated appliances such as a fridge freezer, oven, hob dishwasher and microwave.

The front dining area has a bay window, and the rear lounge has double doors opening directly onto the garden. There is also a useful utility room with a washing machine and tumble dryer.

Stairs from the reception lobby rise to the first-floor landing with a double built-in linen cupboard housing the gas boiler.

The property offers three bedrooms. principal bedroom has a fully tiled luxury ensuite shower room. Two further bedrooms (one with built in wardrobes) are served by an extensively tiled luxury family bathroom.

Externally, the property enjoys a large fully enclosed south-facing landscaped rear garden with deck terracing and, to the front, a large front courtyard area with parking area.

The development is conveniently situated in a favoured location, within a short stroll of both central Ashley Cross and Poole Park. The property is privately positioned at the end of a long driveway giving access to a sizeable front courtyard, including two parking spaces. A particular feature is the generous outside space and large south facing rear garden.

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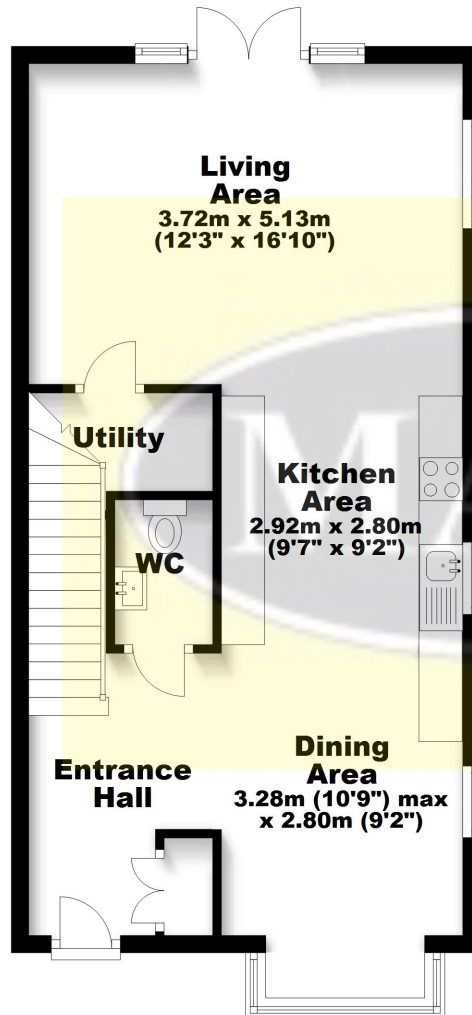
Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

Mays are part of the Property Ombudsman Scheme TPO - DO3138



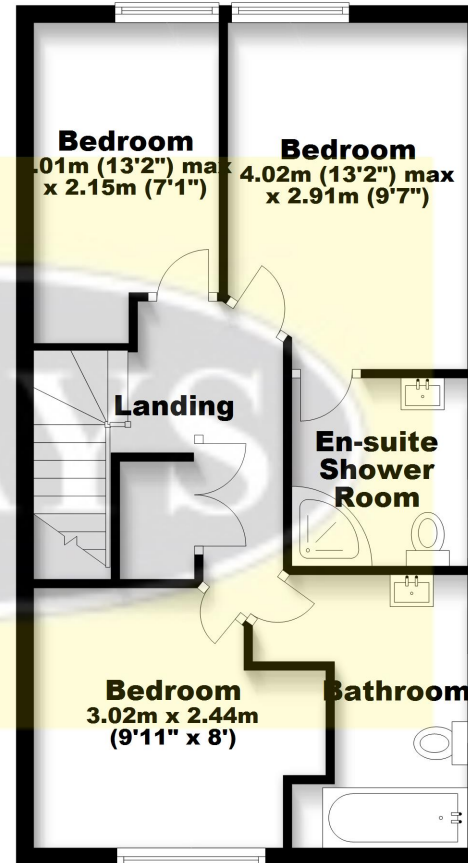
Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Ashley Cross is a vibrant area of Poole known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London. The nearby Poole Park boasts a boating lake, café and waterfront restaurant. Glenair Avenue is particularly popular with families as it falls within the catchment area of Lilliput and Baden Powell school catchment.

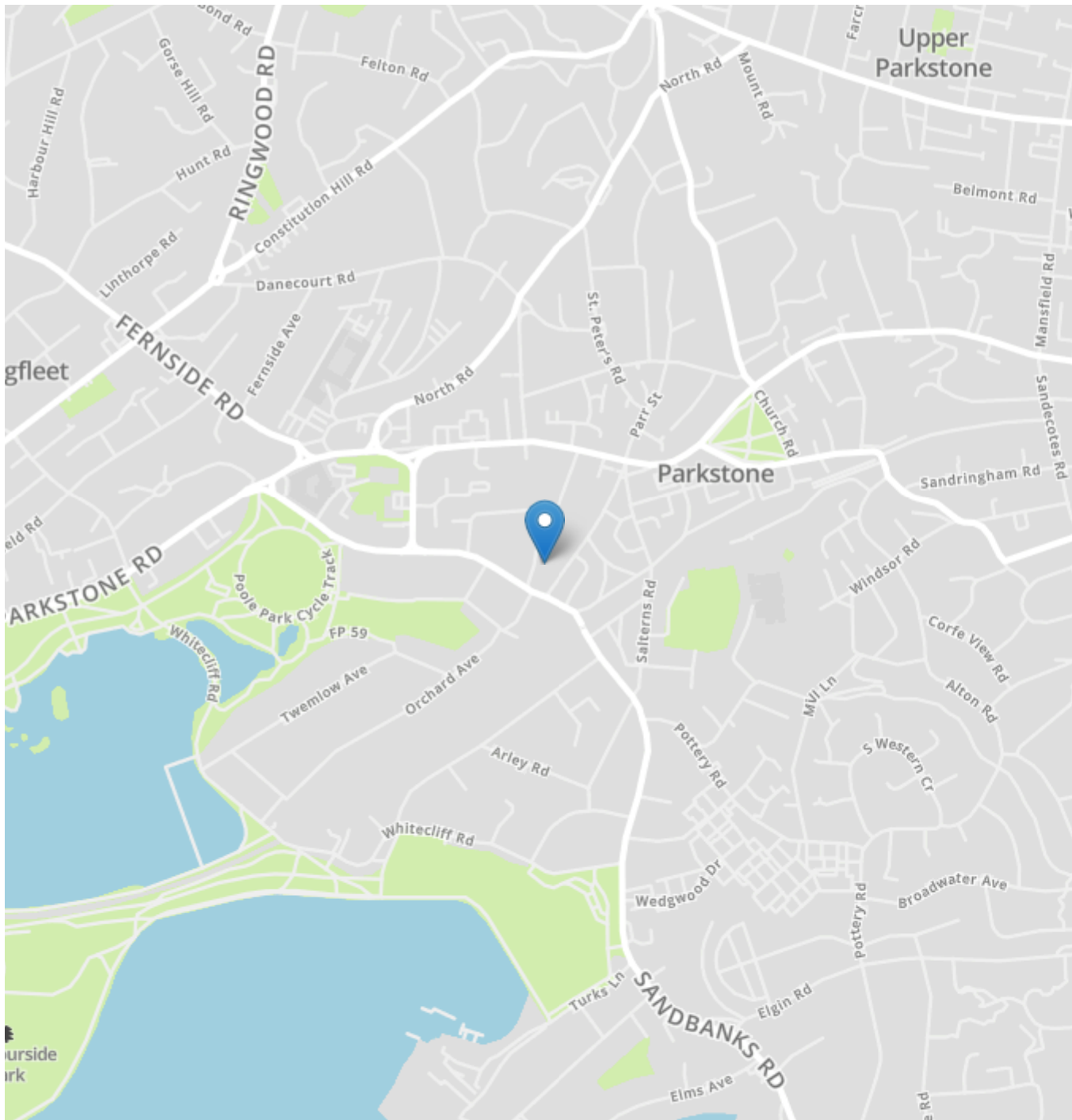


About Mays

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 and letting property 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(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

Mays Lettings

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