

South Western Crescent, Lower Parkstone BH14 8RS
£840,000 Freehold

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Property Summary

A stunning, newly constructed detached four bedroomed home, positioned in a quiet cul-de-sac moments from well-regarded schools, Whitecliff Harbourside Park and the open water of Poole Harbour. Finished to an exacting standard throughout the property presents thoughtfully arranged accommodation and includes many quality features such as bifold doors opening to the garden, a beautifully fitted kitchen. We feel this is a superb opportunity to acquire a turn-key home in a quiet and highly sought after location.



Key Features

- Entrance hallway with cloakroom and storage
- Living room opening to the garden
- Kitchen/dining room opening to the garden
- Study/home office
- Principal bedroom with ensuite shower
- Three further double bedrooms
- Contemporary family bathroom
- Integral garage with courtesy door to hallway
- Energy efficient build and design
- High quality finish throughout



About the Property

On entering the property there is a good-sized entrance with a generous storage cupboard and a cloakroom/wc. The hallway provides independent access to all ground floor rooms. The living room has bifold doors opening to the rear garden and there is an inset fireplace recess and hearth. A double opening leads through to the kitchen dining room. The kitchen is fitted with a modern range of units which is complemented with Neff oven and hob, a Lamona fridge/freezer and wine cooler and a striking Quartz work surface. A peninsula unit defines the kitchen from the dining area and bifold doors that open to the rear garden make this an ideal space for entertaining.

Sensibly, a separate study/third reception room has been introduced which could be ideal for buyers wishing to work from home.

Stairs rise from the ground floor to the first floor and there is a further storage cupboard on the landing. The principal bedroom overlooks the garden and has a private contemporary ensuite with a double shower. The three further double bedrooms are serviced by the family bathroom that has both a bath and a separate shower.

To the front of the property there is off-street parking on a block paved driveway that leads to an integral garage with an electric door. A courtesy door leads from the garage to the entrance hallway.

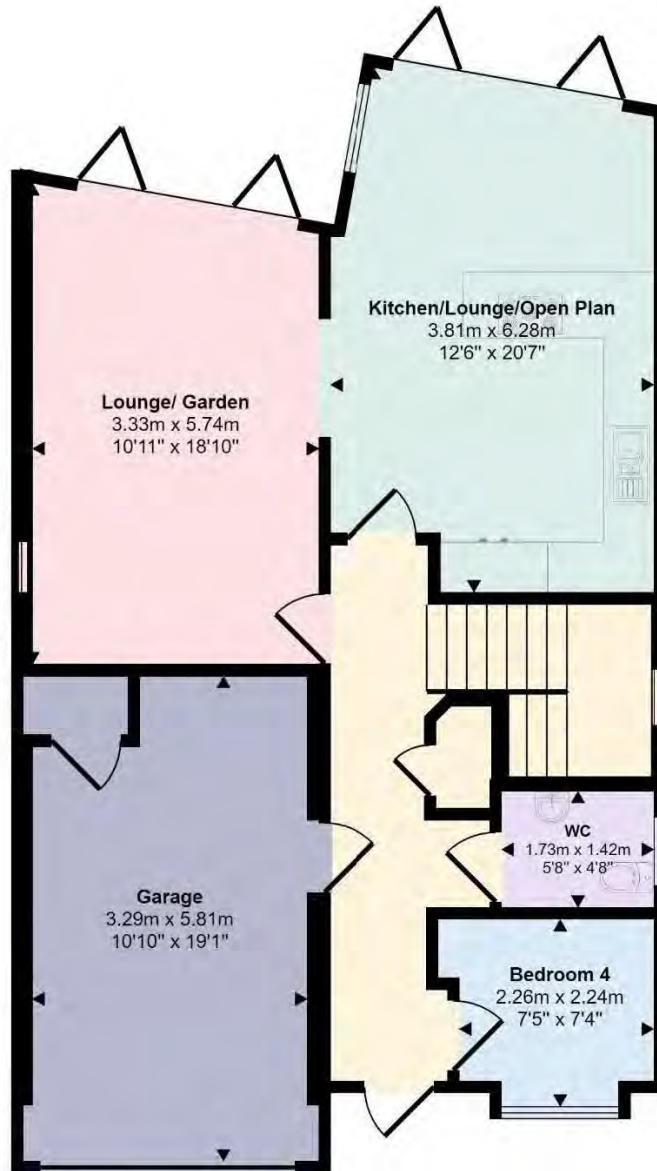
Gated side access leads to the rear garden that has been hard landscaped for ease of maintenance. There are raised planting beds in the garden and the boundary is retained with new fencing and mature planting.

Tenure: Freehold

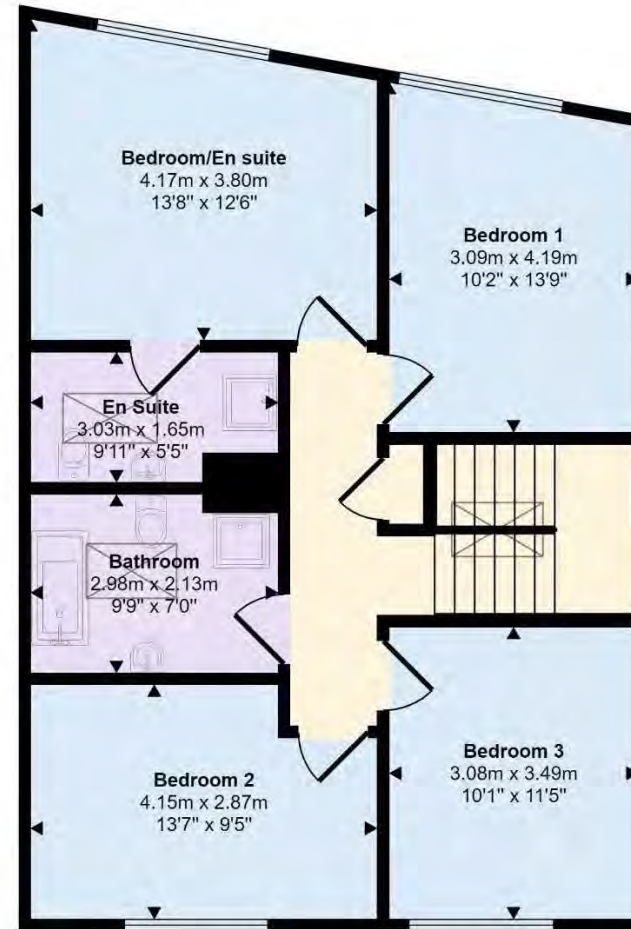
Council Tax Band: F



Approx Gross Internal Area
162 sq m / 1742 sq ft



Ground Floor
Approx 87 sq m / 932 sq ft



First Floor
Approx 75 sq m / 810 sq ft

This floorplan is for illustration purposes only and is not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error. Icons of such items as bathroom suites are representations only and may not look like the real items.



About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside Park being close by. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. Also located nearby are Lilliput and Ashley Cross villages.

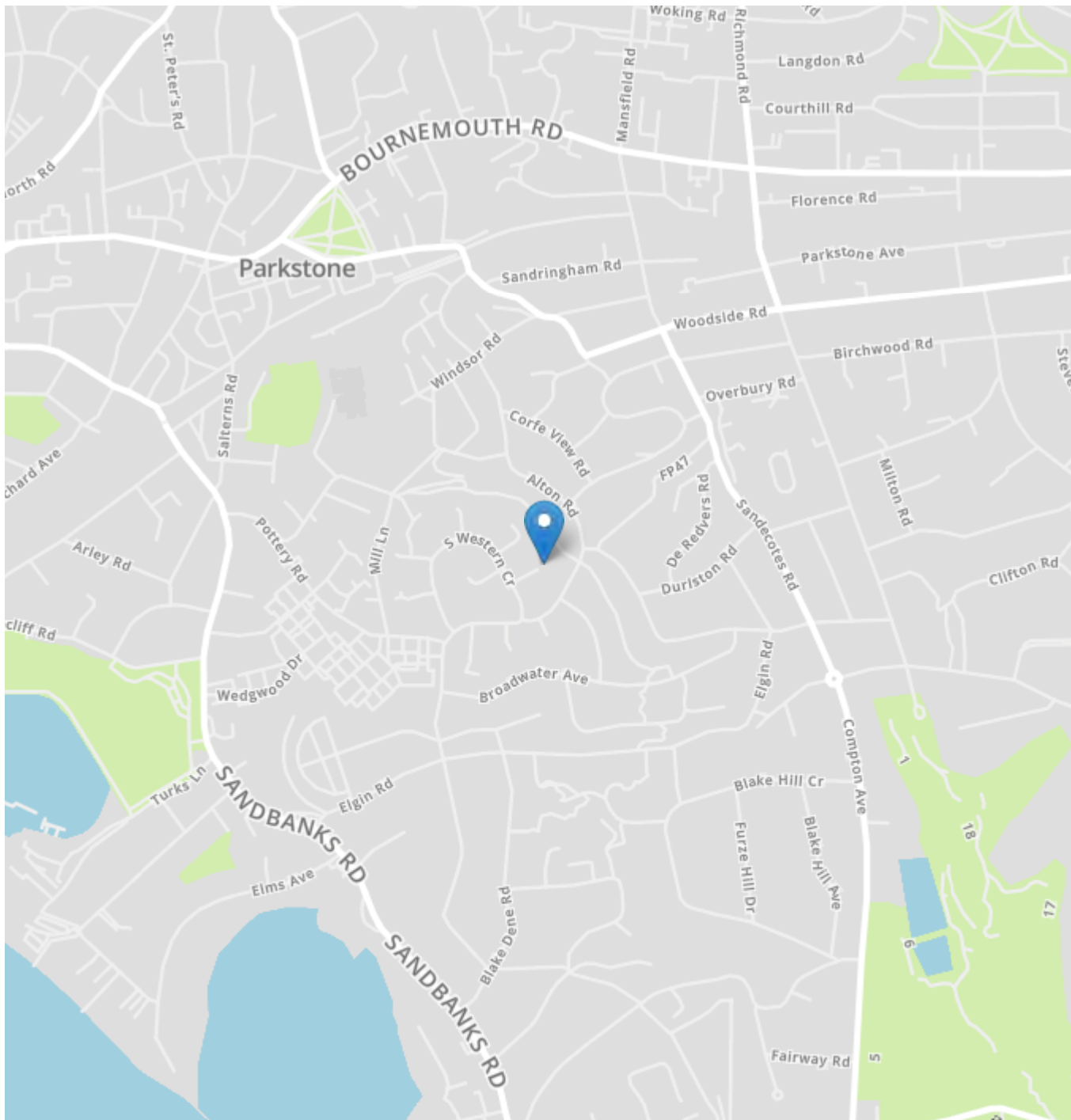



About Mays

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		94
(81-91) B	87	
(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 

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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