

Broadwater Avenue, Lower Parkstone BH14 8QJ  
Guide Price £735,000 Freehold

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## Property Summary

A deceptively spacious, extended and significantly improved modern three bedroom detached bungalow with a private garden and garage set on a highly sought after road in Lower Parkstone. The property has recently undergone a comprehensive program of refurbishment and presents stunning accommodation throughout, whilst outside the South facing garden enjoys an extremely high degree of privacy. The positioning of the property allows for open views to the front over a lightly wooded nature area and there is further green space to the side of the property which sets it apart from the neighbours. Excellent school catchments, close proximity to amenities and a standard of presentation rarely seen, make this property truly stand out.



## Key Features

- Large entrance hallway with storage and cloakroom
- Spacious reception room opening to rear garden
- Beautifully appointed kitchen with island unit
- Open-plan dining/lounging area to the rear of the kitchen
- Three bedrooms
- Stunning shower room with contemporary suite
- Off-street parking and garage
- Incredibly private rear garden with mature planting
- Wonderful positioning opposing a light wooded nature area
- Immaculately presented throughout



## About the Property

As soon as you enter this stunning home you become immediately aware of the exacting level of finish and quality of workmanship. The hallway affords independent access to all of the rooms and the layout of the hall allows for the bedrooms accommodation to be positioned separately from the living accommodation. The main reception room is a tremendous size, and this allows for both a separate living and dining area and the room is flooded with light from large doors that open to the rear garden.

The kitchen is simply stunning and has been fitted with a comprehensive range of units and quality integrated appliances to include a double oven, induction hob and dishwasher. A central island unit is an excellent space for in kitchen entertaining and the open plan aspect of this room leads to a secondary reception area which is perfect for casual dining and lounging. This area has full windows and a door that opens to the rear garden.

There are two double bedrooms, both of which have plentiful space for a full bank of wardrobes and the third bedroom has been enlarged to create more space for use as a bedroom or potentially a perfect home office. The bedrooms are serviced by a beautiful, spacious bathroom which has a double shower and a full width vanity unit that provides plentiful storage and incorporates a modern sink unit and concealed w/c.

Outside the property has a large block-paved driveway with a turning area that provides plentiful off-street parking. The driveway leads to the garage which also has a pedestrian door to the front to allow for easy access. To the rear, there is an entertaining patio that runs the full width of the property and leads to the main garden that is laid to lawn. The garden is surrounded by mature planting and enclosed with timber fencing.

No stone has been left unturned with the renovations of the property – from new kitchens and bathrooms, internal alterations, new doors, flooring and a host of other improvements the property is presented in absolutely first-class order.

Tenure: Freehold Council Tax Band: E (BCP Council)



# Ground Floor

Approx. 119.8 sq. metres (1289.7 sq. feet)



Total area: approx. 119.8 sq. metres (1289.7 sq. feet)



## 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.

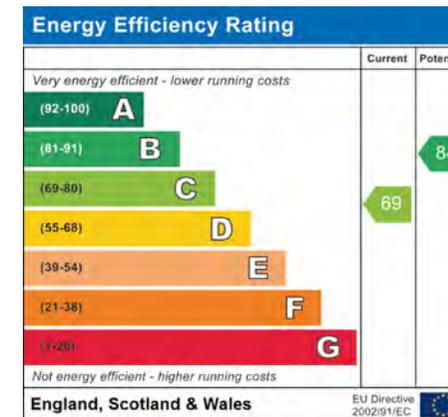
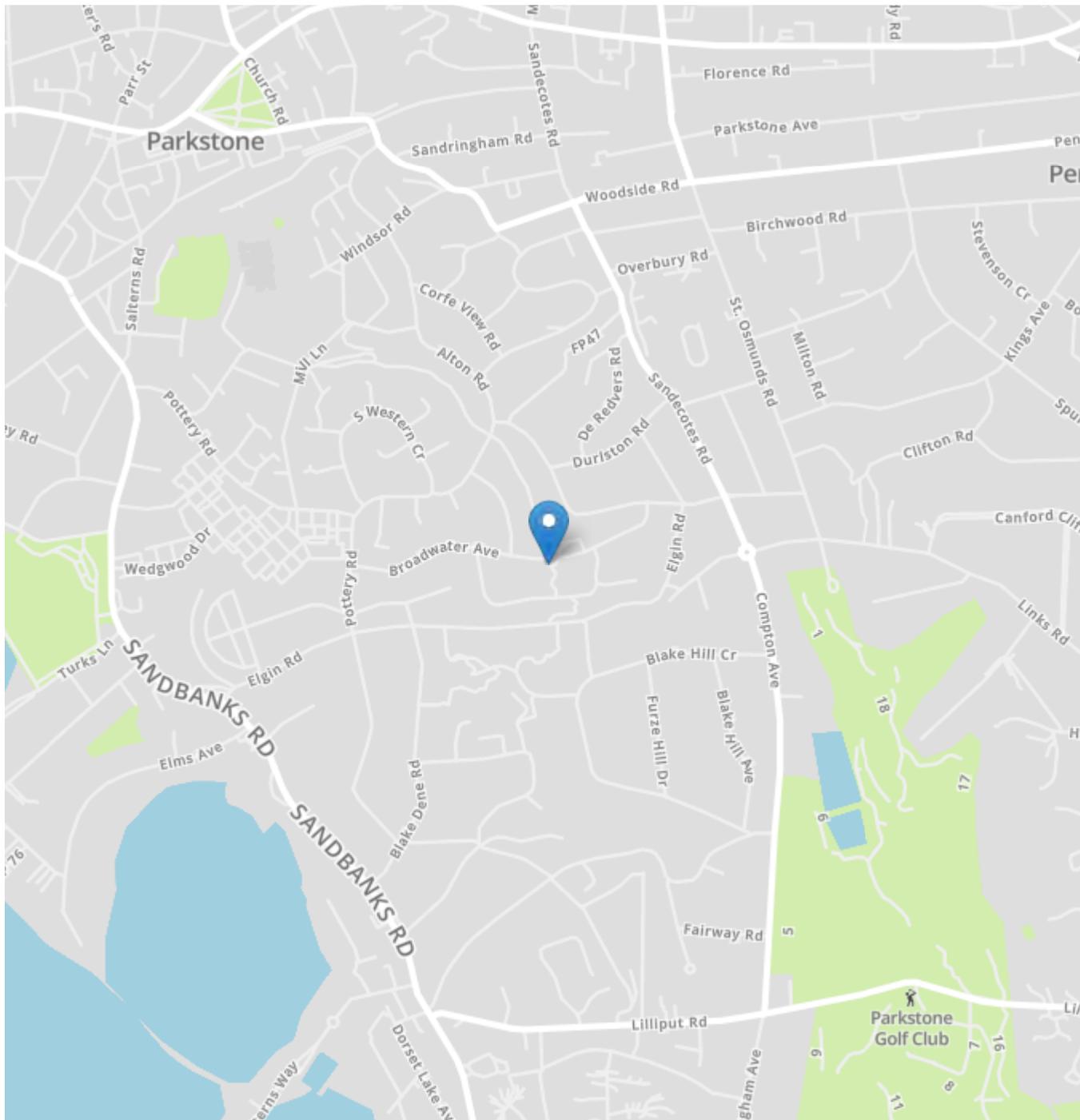


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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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**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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