

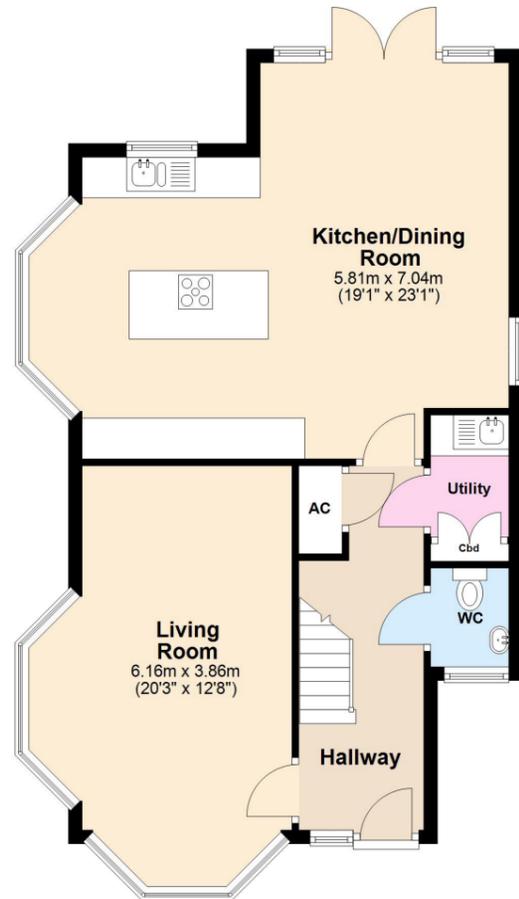


**LINKHOMES**  
ESTATE AGENTS

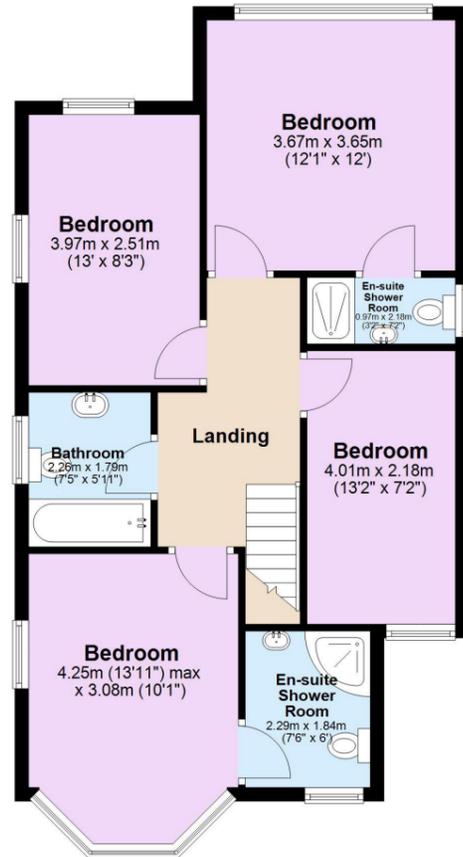
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**Ground Floor**



**First Floor**



Total area: approx. 129.2 sq. metres (1390.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.  
Plan produced using PlanUp.



**86a Alexandra Road, Poole, Dorset, BH14 9EW**  
**Guide Price £725,000**

**\*\* BRAND NEW FOUR BEDROOM DETACHED HOME \*\* 10 YEAR WARRANTY \*\* SOUTH-WESTERLY FACING GARDEN \*\***  
Link Homes Estate Agents are delighted to present for sale this brand new four bedroom, three bathroom, detached family home situated in the sought-after BH14 postcode. Benefitting from an array of fine features including four double bedrooms with bedrooms one and two both offering contemporary three-piece en-suites, an open-plan Shaker-style kitchen/dining room with integrated appliances and direct access onto the low maintenance and South-Westerly facing private rear garden, a separate living room with a gorgeous bay window to the front aspect, a stunning three-piece family bathroom suite on the first floor, a separate utility room, a downstairs WC, underfloor heating throughout, solar panels and a block-paved driveway with parking for two vehicles. This is a must-view to appreciate the specification, desirable position and level of living accommodation this family home has to offer!

Alexandra Road is situated on a premium road in Lower Parkstone, just a stones throw away from Alexandra Park. The property is positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of independent bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Baden Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Boumemouth's award-winning sandy beaches. Boumemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





### Ground Floor

#### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, thermostat, underfloor heating, staircase to the first floor, storage cupboard with the air source heat pump enclosed and LVT flooring.

#### Living Room

Smooth set ceiling, downlights, UPVC double glazed bay windows to the front aspect, power points, thermostat, television point, under floor heating and carpeted flooring.

#### Open Plan Kitchen/Dining Room

Smooth set ceiling, downlights, suspended feature lighting, UPVC double glazed bay window to the side aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated 'Neff' oven, integrated 'Neff' microwave, four point 'Neff' induction hob, one and a half bowl composite sink with two drainers, integrated 'Bosch' dishwasher, Quartz work tops, power points, Quartz splash back, island with room for bar stools and fitted wireless phone charger, thermostat, underfloor heating and LVT flooring.

#### Utility Room

Smooth set ceiling, downlights, extractor fan, wall and base fitted units, integrated 'Neff' washing machine, composite sink with drainer, longline cupboard with the consumer unit and underfloor heating controls enclosed, power points and LVT flooring.

#### Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink, part tiled walls, underfloor heating and tiled flooring.

### First Floor

#### Landing

Smooth set ceiling, downlights, smoke alarm, loft hatch, power points, underfloor heating, thermostat, metal and wooden balustrades, staircase to the ground floor and carpeted flooring.

#### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed bay window to the front aspect, thermostat, underfloor heating, power points, television point, en-suite and carpeted flooring.

#### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, double enclosed waterfall shower with additional shower head and recess shelving, wall mounted sink with under storage, toilet, wall mounted mirror with lighting, part tiled walls, heated towel rail and tiled flooring.



### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, power points, thermostat, underfloor heating, television point, en-suite and carpeted flooring.

#### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, double enclosed waterfall shower with additional shower head and recess shelving, toilet, wall mounted sink, wall mounted mirror with lighting, part tiled walls, heated towel rail and tiled flooring.

### Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed windows to the side and rear aspects, power points, television point, thermostat, underfloor heating and carpeted flooring.

### Bedroom Four

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, thermostat, power points, television point, underfloor heating and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower, additional shower head and recess shelving, toilet, wall mounted sink with under storage, wall mounted mirror with lighting, heated towel rail, part tiled walls and tiled flooring.

### Outside

#### Garden

Laid to artificial lawn with patio area, surrounding wooden fences, surrounding shrubbery, side gated access, outside tap, outside light and a bark boarder.

#### Driveway

Block-paved driveway with parking for multiple vehicles, surrounding wooden fences and brick walls, shrubbery and side gated access.

### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: TBC  
Council Tax Band:  
The property benefits from fully-owned solar panels.

#### Stamp Duty

First Time Buyer: £26,250  
Moving Home: £26,250  
Additional Property: £62,500