

Jellicoe Close, Lower Parkstone BH14 0PX
Guide Price £400,000

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Property Summary

A beautifully presented and newly renovated three bedroom semi-detached family home. Enjoying a high specification throughout, open plan living, south-facing garden and off-road parking for multiple vehicles. Perfectly set in a quiet residential close near Ashley Cross Village, Poole Park and Poole Hospital.



Key Features

- Newly renovated semi-detached family home
- Beautifully presented throughout
- Open plan lifestyle space
- Shaker kitchen with quartz stone worktops
- Three good sized bedrooms, all with fitted wardrobes
- Modern family bathroom
- Separate downstairs WC
- South-facing rear garden
- Off-road parking for multiple vehicles
- Located in a quiet cul-de-sac close to Ashley Cross Village



About the Property

A newly renovated and most desirable three bedroom semi-detached family home, set in a quiet close in Lower Parkstone BH14, benefiting from a south-facing aspect and close proximity to the amenities of Ashley Cross Village, Poole Park and Poole Hospital.

This ready to move into family home presents stylish accommodation throughout and is accessed via an open front porch.

An entrance hall offers space for coats and shoes, leading to the main ground floor living space and modern WC.

A real feature of this home is the open plan kitchen lifestyle space, offering a bright and spacious living area complete with engineered oak herringbone flooring, plantation shutters and plenty of space for soft seating and dining.

A quality shaker kitchen with a quartz stone worktop is positioned to the rear of the property, offering a variety of storage cupboards and integrated appliances, and overlooks the landscaped rear patio sun terrace. A separate glass door, also enjoying green garden views, provides direct access to the private patio terrace and south-facing garden offering an ideal space to entertain and relax in.

Rising to the first floor, three good sized bedrooms await, all with fitted cupboards and plantation shutters and a modern family bathroom completes the accommodation.

Externally, the property boasts a block paved driveway providing off-road parking for multiple vehicles, a low maintenance front garden and a south-facing rear garden with a contemporary patio and side gate. The property also has been wired for EV charging.

Tenure: Freehold

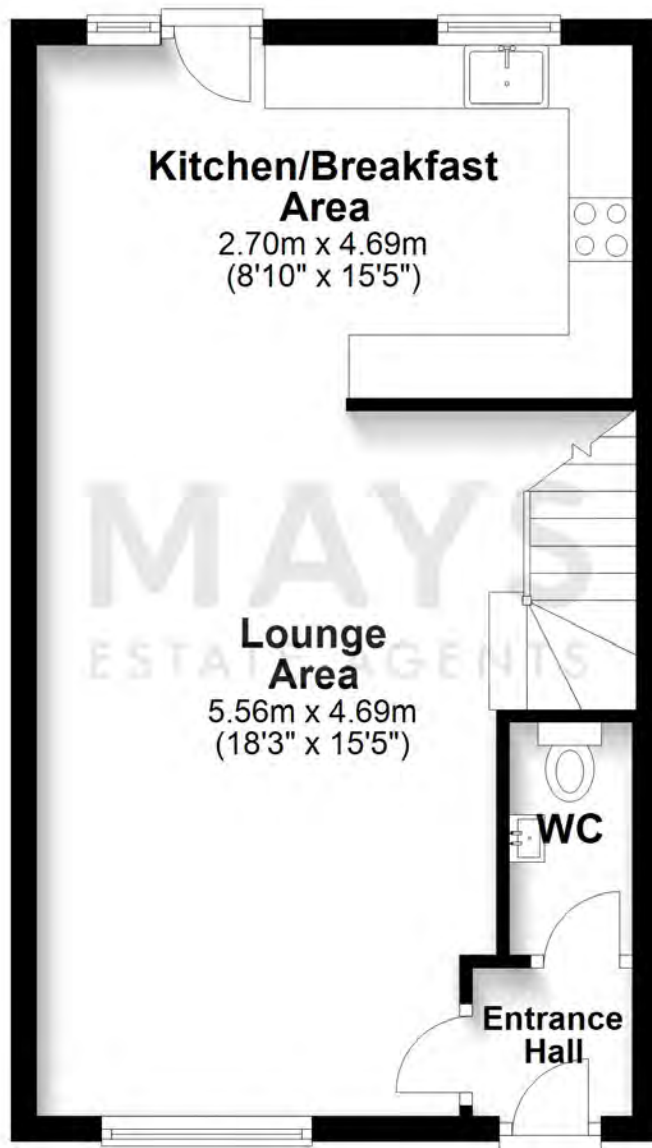
Council Tax Band: C

In accordance with current legislation, we would like to inform you that our client enjoys an association with Mays Estate Agents.



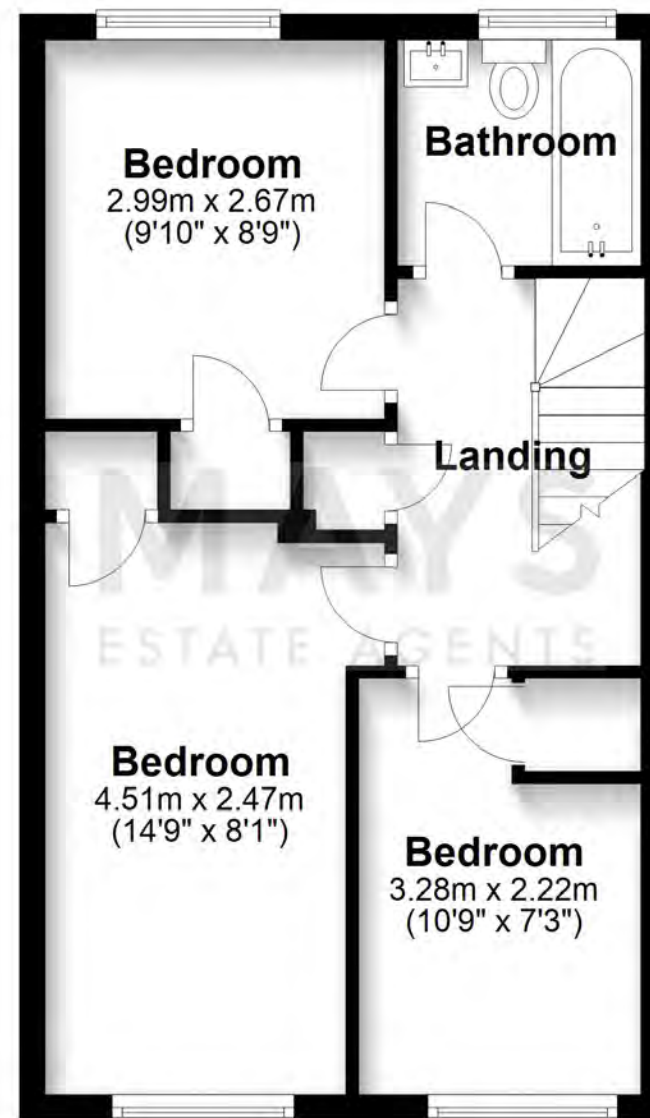
Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



First Floor

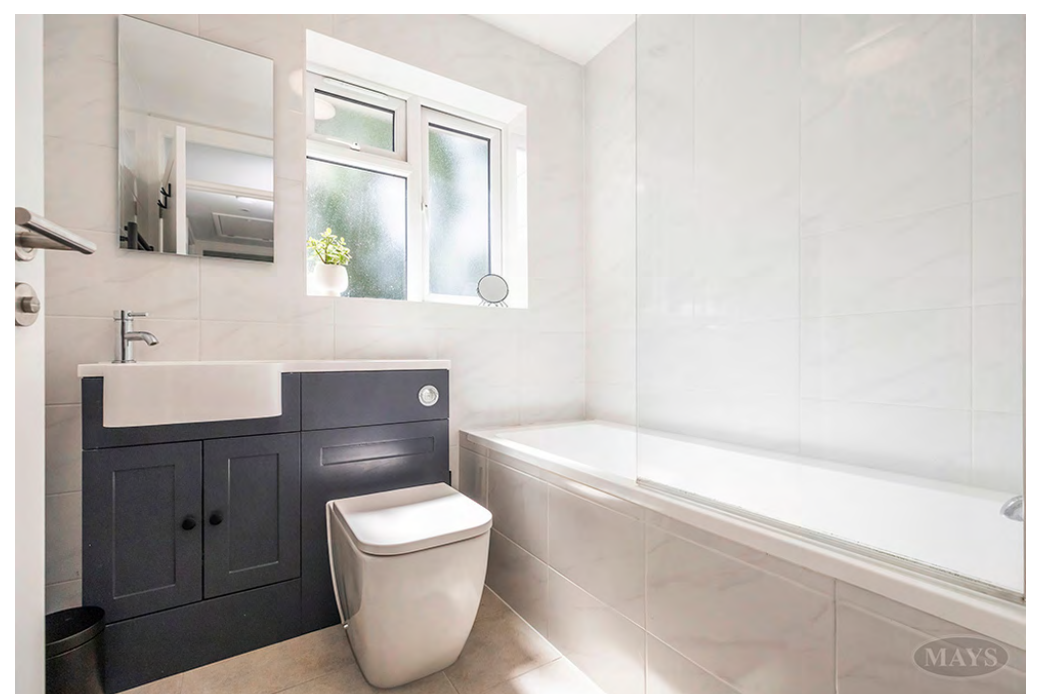
Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 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

If you love Ashley Cross but don't necessarily want to be on the doorstep then the location of this property is the perfect solution and only a short walk away from the cafes, bars, restaurants and amenities of the village. You can also walk to Parkstone train station which offers routes directly to Waterloo, London. Poole town centre and the award-winning beaches of Sandbanks are within easy reach too. At the top of Constitution Hill you will find The View Point which offers stunning views across the rooftops of Poole towards Poole Harbour and the Purbeck hills beyond.

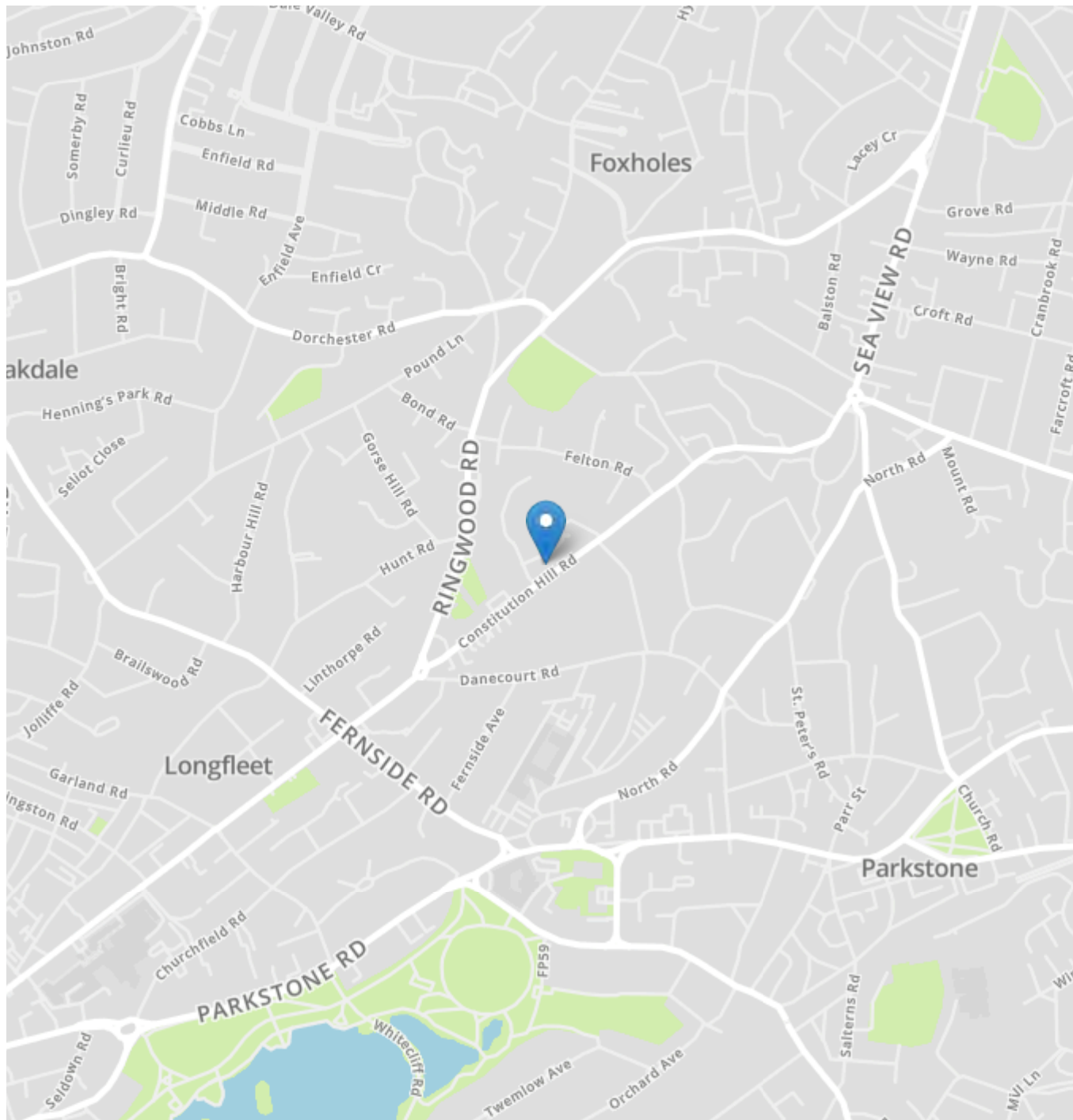


About Mays

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 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		86
(69-80) C	72	
(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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