

Broadwater Avenue, Lower Parkstone BH14 8QY

£710,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A well-presented four-bedroom detached home set on well regarded road moments from highly sought after schools and the open water of Poole Harbour at Whitecliff Harbourside Park. The property has a beautifully manicured rear garden which enjoys a southerly aspect and a good degree of privacy, and the gardens can be accessed from both the kitchen/breakfast room and living/dining room.

With a garage, off street parking, four good sized bedrooms and a generous plot, this detached home ticks a lot of boxes and we feel it is a superb example of property in the area.



## Key Features

- Entrance hallway with generous storage and cloakroom
- Living/dining room with doors opening to garden
- Kitchen/breakfast room opening to garden
- Four good sized bedrooms
- Family bathroom
- Off street parking and garage
- Landscaped gardens to front and rear
- Close to sought after schooling
- Well-presented throughout



## About the Property

On entering the property there is a large hallway which has two useful storage cupboards, and a cloakroom is also accessed from the hallway. The living/dining room is flooded with light from dual aspect glazing and doors open to the rear garden.

The kitchen/breakfast room is comprehensively fitted with a range of units and appliances and there is plentiful space for a dining table.

To the first floor the landing has an airing cupboard and provides access to all four bedrooms and the family bathroom.

The front of the property is well screened from the road with mature planting and a driveway provides off street parking for several vehicles and a hard standing area (currently used for a boat). There is also an integral garage providing further parking and storage.

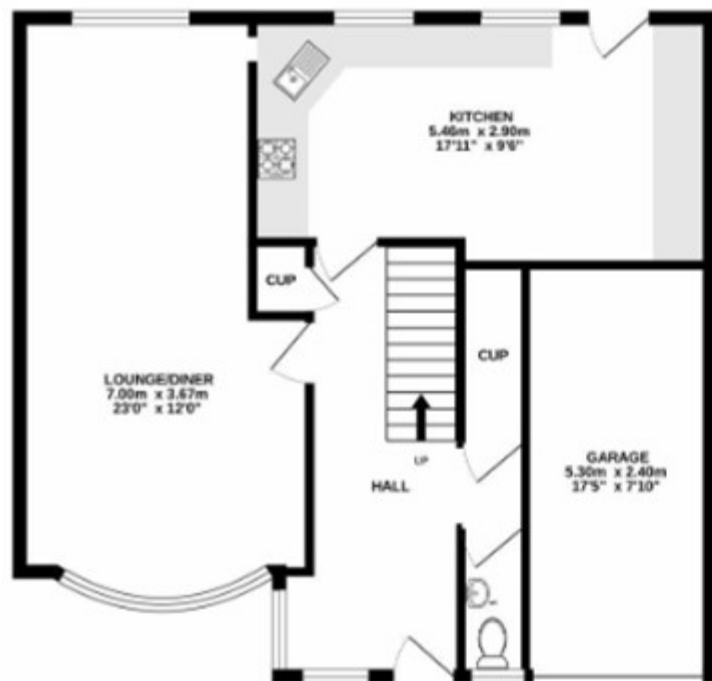
Side access leads to the rear garden which has been beautifully landscaped and maintained. To the rear of the garden there is a raised decked patio ideal for entertaining, lounging or dining.

Tenure: Freehold

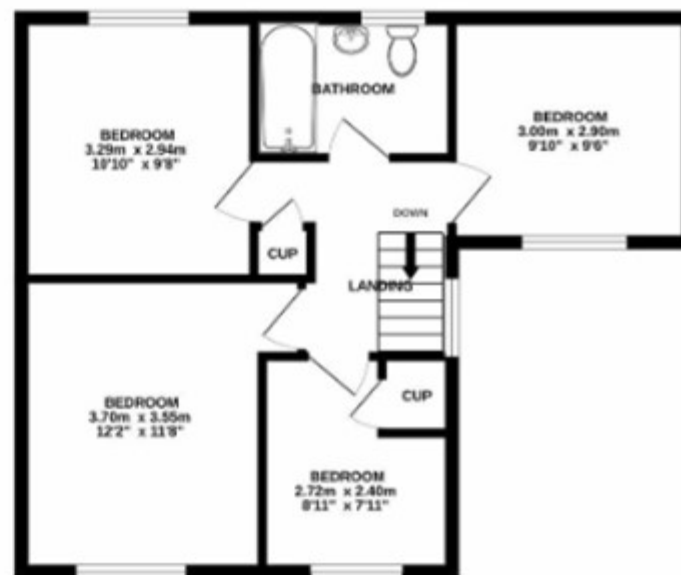
Council Tax Band: E



GROUND FLOOR  
69.0 sq.m. (743 sq.ft.) approx.



1ST FLOOR  
46.6 sq.m. (501 sq.ft.) approx.



TOTAL FLOOR AREA: 115.6 sq.m. (1244 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 so guarantee as to their operability or efficiency can be given.  
Made with Metropix 00024







## 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. Home to the renowned 18-hole Parkstone Golf Course and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs village.

The area offers great school catchments for Baden Powell Junior and local private schools. Transport links include Parkstone train station with a direct route to London Waterloo.

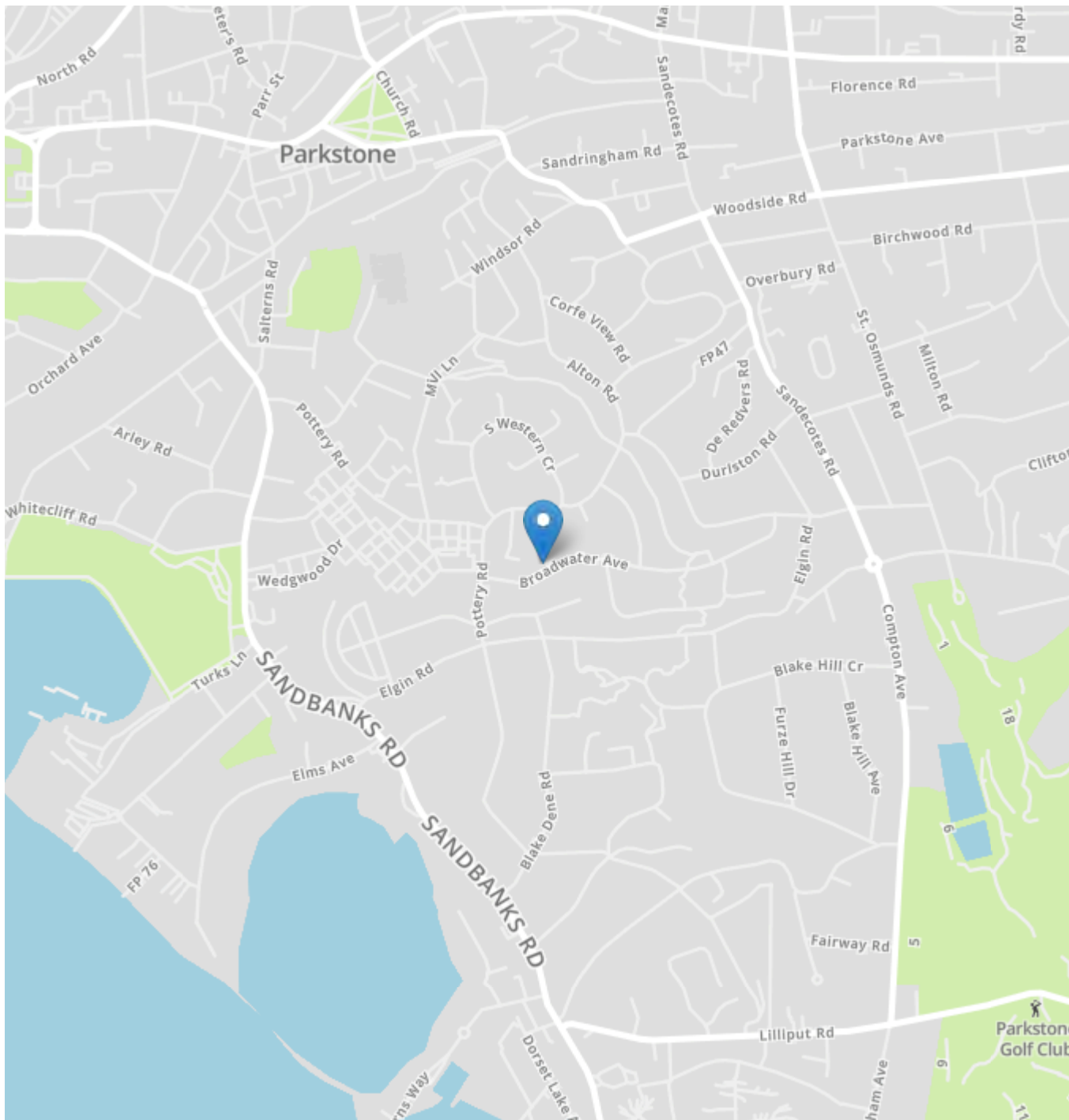


## About Mays

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

# MAYS

ESTATE AGENTS