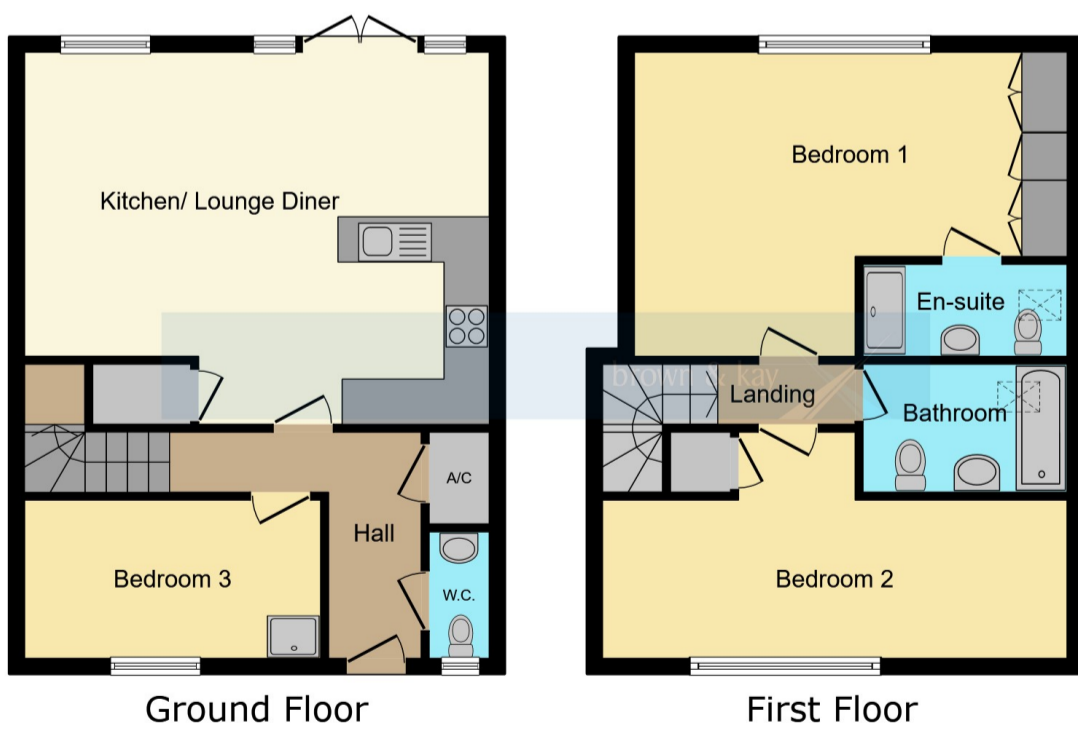




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



2 Clavell Close, PARKSTONE, Dorset BH12 3EP

£400,000

The Property

Brown and Kay are pleased to market this attractive detached home constructed approximately 2 years ago with the benefit of the remaining new build warranty. This lovely home boasts a host of features to include a generous open plan living/dining/kitchen space with a beautifully fitted kitchen, three bedrooms, an en-suite to the master, plus a main bathroom and ground floor cloakroom for added convenience. The tasteful interior also features traditional grooved internal doors, feature flooring, fitted wardrobes to bedroom one and outside there is parking for two vehicles and together with a delightful low maintenance rear garden this would make an excellent property choice.

Occupying a pleasant spot within this tucked away position of just four homes in the popular residential area of Parkstone. The nearby Ashley Road offers a wide and varied range of shopping facilities and there are regular bus services operating to surrounding areas also within reach. The larger town centre of Poole is a short driveway as is the historic Poole Quay with its many eateries, pubs and fabulous views towards Brownsea Island. For beach lovers, the famous golden sandy beaches of Sandbanks are also within reach and stretch for miles upon miles to Bournemouth town centre and beyond.

ENTRANCE HALL

Stairs to the first floor landing, useful storage cupboard, door to the ground floor cloakroom.

CLOAKROOM

Modern suite comprising low level w.c. and wash hand basin, stylish tiling.

LOUNGE / KITCHEN / DINER

20' 2" x 16' 2" (6.15m x 4.93m) Generous open plan living space featuring French doors out to the garden. The kitchen is beautifully fitted and equipped with an attractive range of two tone units with contrasting work tops and inset sink unit, overhang suitable for casual dining, range of appliances.

BEDROOM THREE

12' 10" x 7' 3" (3.91m x 2.21m) Window to the front aspect, enclosed shower cubicle.

BEDROOM ONE

16' 11" x 12' 2" (5.16m x 3.71m) Double glazed window, range of fitted wardrobes, door to the en-suite shower room.

EN-SUITE

Suite comprising shower cubicle, wash hand basin with vanity unit, and w.c. Velux window, feature flooring, towel rail.

BEDROOM TWO

18' 6" x 11' 1" (5.64m x 3.38m) Double glazed window, eaves storage.

FAMILY BATHROOM

Suite comprising bath, wash hand basin with vanity unit, and w.c. Velux style window and feature flooring.

DRIVEWAY

There are two parking spaces alongside the property together with an EV charging point.

REAR GARDEN

A pleasant garden to the rear of the property mainly laid to hardstanding patio with edging interspersed with planting.

MATERIAL INFORMATION

Tenure - Freehold
Service Charge (Road) -
Parking - Driveway Parking
Utilities -
Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - C