

South Western Crescent, Lower Parkstone BH14 8RS

Guide Price £800,000 Freehold

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ESTATE AGENTS





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## Property Summary

A stunning, newly constructed detached four double bedroom home, positioned in a quiet cul-de-sac moments from well regarded schools, Whitecliff Harbourside Park and the open water of Poole Harbour. Finished to an exacting standard throughout and with an energy efficient design and build, the property presents thoughtfully arranged ground floor accommodation with a kitchen/dining/lifestyle room opening to the garden, a separate living room and further study/home office. To complete the accommodation there are four bedrooms and two contemporary bathrooms to the first floor.

It's an overused term in estate agency to say, 'viewing highly recommended', but in this case, we're going to use it because you genuinely have to step inside to appreciate what sets this home apart from others.



## Key Features

- Energy efficient build and design
- Air source heat pump with underfloor heating
- Four double bedrooms
- Two contemporary bathrooms
- Stunning kitchen/dining/lifestyle room
- Living room opening to garden
- Home office/study
- Landscaped gardens
- Off street parking
- Integral garage with electric door



## About the Property

On entering the property, the generous hallway has a useful cloakroom, plentiful storage and a courtesy door that provides secure and convenient access to the integral garage. The hallway leads to the spacious kitchen/dining and lifestyle room which has bifold doors opening to the rear garden. The kitchen is fitted with a comprehensive range of units and quality appliances and a stunning Quartz work surface extends to a peninsula unit that perfectly defines the kitchen from the dining and lounging area.

A large opening leads directly to the living room from the kitchen and this gives a sense of connection and visual space whilst retaining a degree of separation. The living room also has bifold doors that open to the garden, and a fire recess acts as a focal point to the room. A separate study/home completes the ground floor accommodation. There are four bedrooms to the first floor with the principal bedroom enjoying a private contemporary shower room. The remaining bedrooms are serviced by a beautiful family bathroom.

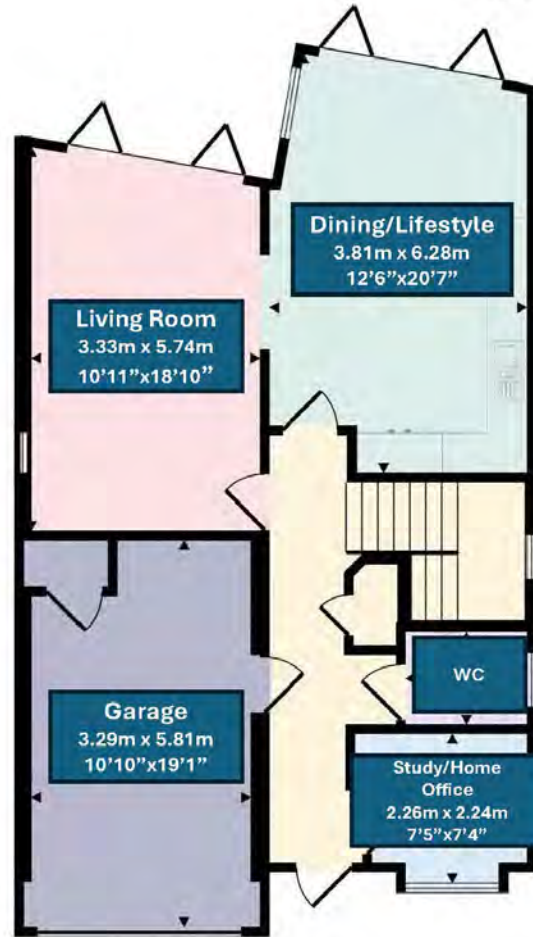
To the front of the property there is a driveway and further hard landscaping which could provide parking for vehicles and side access leads to the rear garden. The rear garden provides a good degree of privacy and enjoys both morning and afternoon sun. Currently landscaped to be low maintenance the garden provides a lovely backdrop to the rear of the house and is a perfect blank canvas for green-fingered buyers.

Tenure: Freehold

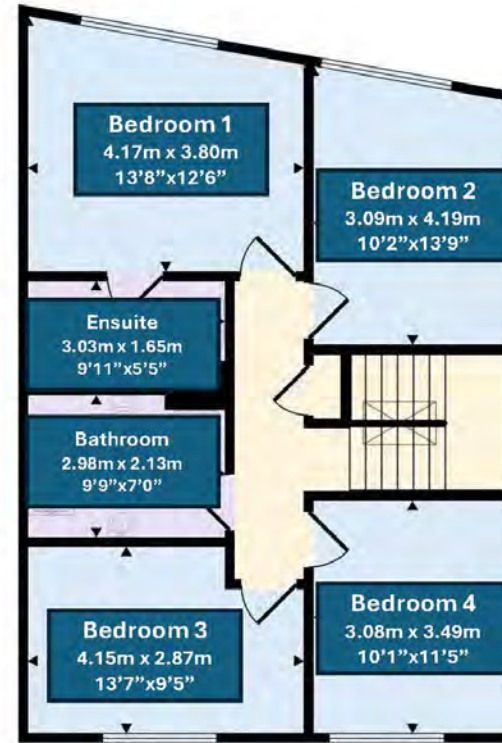
Council Tax Band: F



Approx Gross Internal Area  
162 sq m / 1742 sq ft



Ground Floor  
Approx 87 sq m / 932 sq ft



First Floor  
Approx 75 sq m / 810 sq ft

This floorplan is for illustration purposes only and is not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error. Icons of such items as bathroom suites are representations only and may not look like the real items.



## About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside Park being close by. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. Also located nearby are Lilliput and Ashley Cross villages.

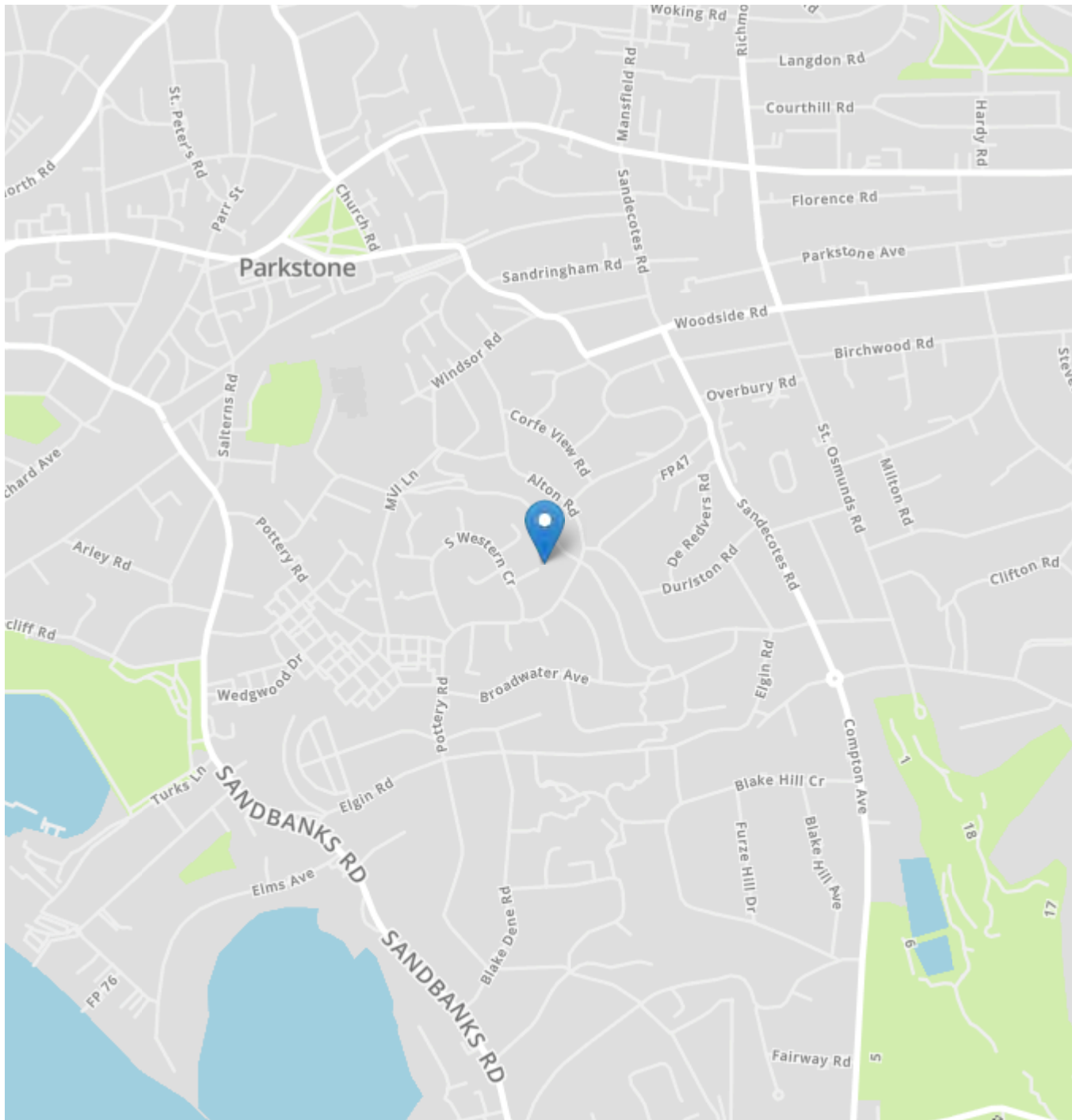


## About Mays

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>		94
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</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.

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