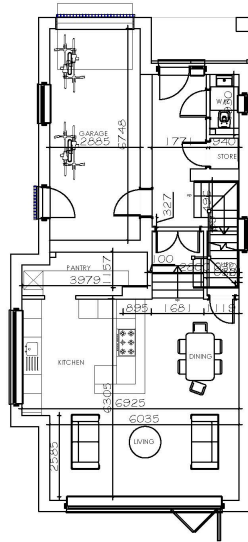


FOR SALE

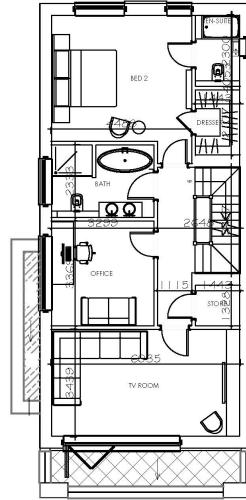
2 Glenair Avenue, Lower
Parkstone, Poole, Dorset BH14
8AD



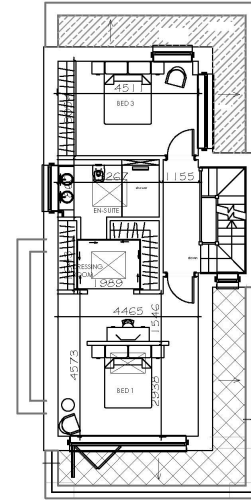
PHILIPPA SOLE



Ground floor plan



First floor plan



Second floor plan

£1,250,000

Brand new home - incentives when buying from plan

4 bedrooms, 3 bathrooms (2 ensuite)

High specification throughout

Open plan kitchen / dining / living

Versatile accommodation with opportunity to personalise

Air source heat pump, underfloor heating & LVT flooring

Integral garage

Approx. 2,500 sq.ft

Freehold

About this property

An opportunity to buy off-plan a state of the art contemporary detached house spanning approx. 2,500sqft boasting versatile accommodation with a choice of layout, level rear garden and integral garage. Located close to Poole Park and Ashley Cross Village.

One of two exceptional and newly constructed homes is available to purchase off-plan allowing the new owner to work closely with the developer to personalise their home. This state of the art new home offers approximately 2,500 sq.ft of accommodation over three floors. The impressive kitchen offers the latest in modern design with a timeless, contemporary kitchen complemented by a quartz work surface, an array of integrated appliances and a large party and social central island. A few steps divide the kitchen / dining area from the open-plan living space, which is ideal for entertaining with impressive floor-to-ceiling bi-fold doors leading on to the sunny level garden. Additionally on the ground floor, is a luxurious WC and integral garage.

On the first floor is a formal living room, office / bedroom, ensuite guest bedroom and family bathroom. The impressive staircase leads to the top floor where there are two further bedrooms, which could be incorporated into one large suite but is currently designed to be two bedrooms. The principal bedroom boasts a large dressing room and ensuite shower room with twin basins.

Featuring the very latest in modern design, including an air source heat pump, underfloor heating and LVT herringbone flooring throughout the ground floor. Set behind electric gates this impressive home has been designed for easy maintenance with artificial grass. Here living well is effortless, whether you're entertaining, working, enjoying family time, or just relaxing after a stroll into Ashley Cross village which offers an array of entertainment and eateries to suit every need.

Location

The property is situated in the highly sought after location of Lower Parkstone just 100 meters from Poole Park with its many activities including a boating lake and tennis courts. The popular village of Ashley Cross is just over 300m away offering an array of coffee shops, delis and a picturesque green with a feature fountain. By night Ashley Cross is a hive of activity with a wide range of fashionable bars and bistros. The local train station at Parkstone offers a direct line to London Waterloo in approx. 2 hours.

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