



12a

Spur Hill Avenue, Lower Parkstone, Poole, BH14 9PQ

£1,375,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



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****MODERN FAMILY HOME**** This magnificent property, built to an EXCEPTIONALLY HIGH SPECIFICATION, extends to 3,200 SQFT of internal accommodation arranged over 3 floors, to include an impressive open-plan KITCHEN/FAMILY ROOM, formal sitting room and four double bedrooms. WEST FACING GARDEN with purpose-built, air-conditioned GYM/HOME OFFICE.

- MODERN FAMILY HOME
- FOUR BEDROOMS
- THREE BATHROOMS
- 3,200 SQFT
- QUIET, SOUGHT-AFTER LOCATION
- GARAGE, SECURE PARKING FOR 2 CARS WITH ELECTRIC GATES
- PURPOSE BUILT GYMNASIUM
- OPEN PLAN FAMILY ROOM
- WEST FACING GARDEN
- VENDOR SUITED

Local Authority Poole, Tax Band G, Tenure: Freehold



Property Comprises

An attractive and contemporary family home located in a quiet road within the heart of Lower Parkstone and only a short walk from shops and restaurants in the Penn Hill shopping parade. This substantial home has been intelligently designed with a superb flow, the property is bright and spacious throughout and extends to approximately 3,200 square feet of accommodation arranged over three floors and additional garden pod. The ground floor includes an impressive open plan area, zoned for kitchen, informal living and dining, making for an ideal family and entertaining space, with access via bi-fold doors onto a sunny terrace and the level garden beyond. The kitchen is beautifully appointed incorporating stone tops, a large centre island with seating, double oven and an induction hob. Also on this level is a play room with fantastic storage, a utility room, W/C and a large storage room.

Stairs from the bright and welcoming entrance hall lead to the first floor landing. There is a formal sitting room, which spans the entire width of the house and gives access out on to a large and sunny balcony. Two double bedrooms and two bathrooms (one ensuite) complete the first floor accommodation.

There are a further two bedrooms on the second floor including the impressive master bedroom which is a particular feature of the property with vaulted ceilings, luxury fitted ensuite and fitted wardrobes. There is option of a fourth bathroom where the current walk-in-wardrobe is.

Externally the property is set behind electric gates which lead on to a large driveway that offers ample off road parking, the garage is partly utilised as accommodation and partly as storage. The private rear garden faces approximately West and includes a synthetic lawn, mature planting, well stocked borders and a paved terrace. The purpose-built gymnasium with air-conditioning would also be suitable as a home office.

The luxury specification of this property includes multi-area external CCTV, zoned underfloor heating on the ground and first floors, air conditioning to bedroom one, solar panel system, motion/activated LED floor lighting throughout, integrated speaker system.







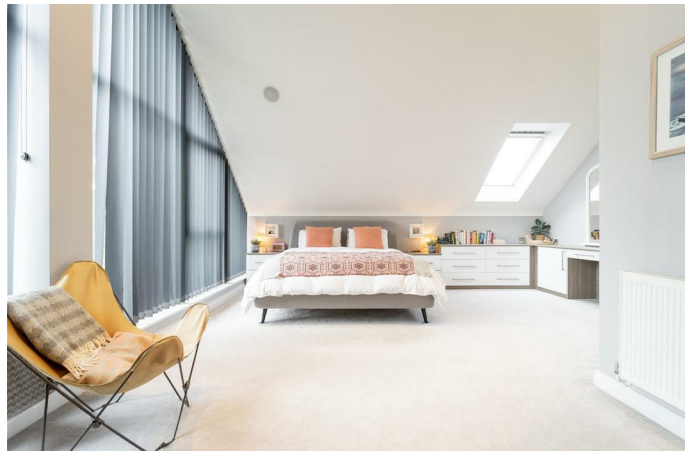
LOCATION

Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

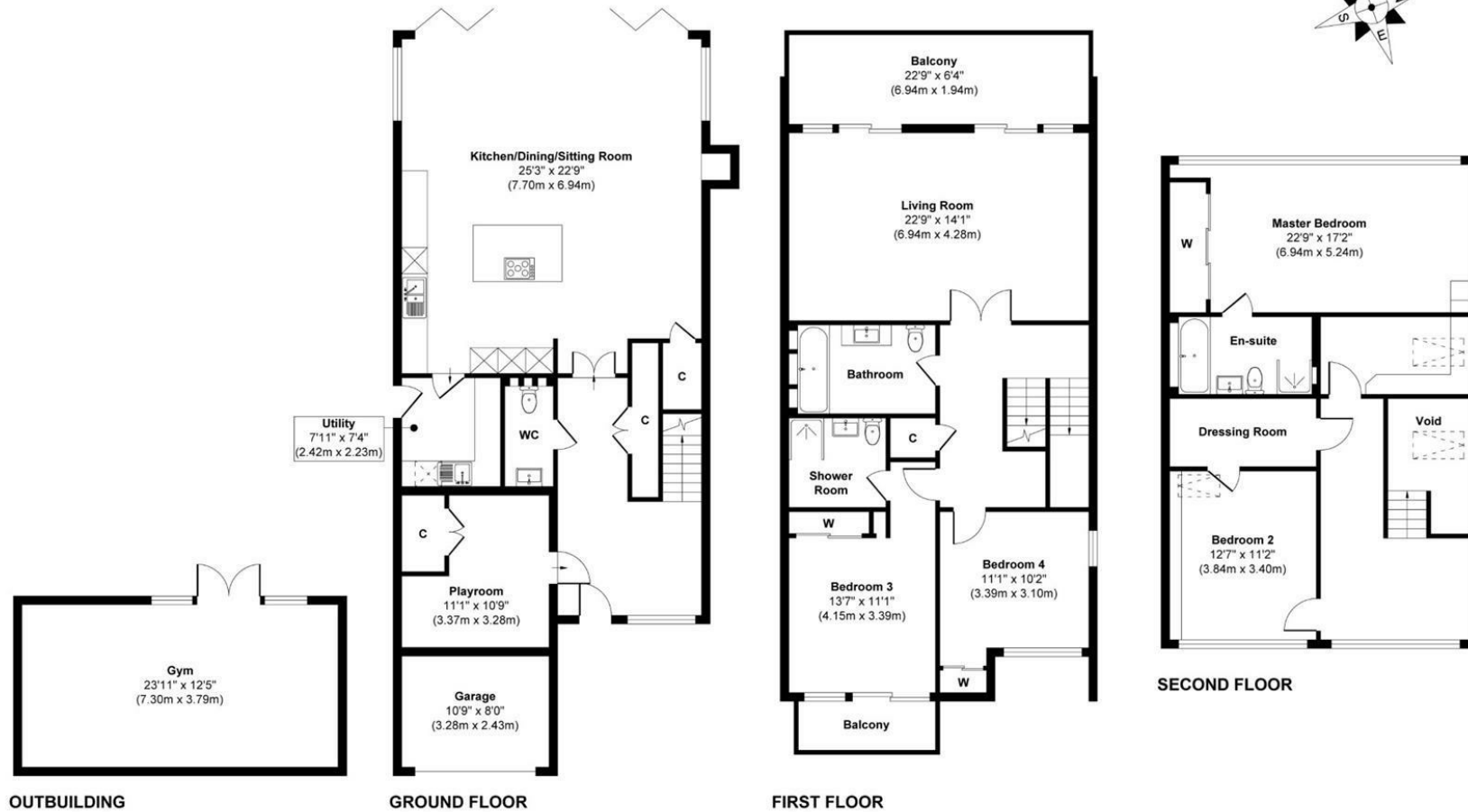
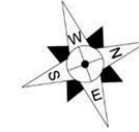
Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities. Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.



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Approximate Gross Internal Area
3218 sq ft - 299 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

