



*3 Durrant Road*

Durrant Road, Lower Parkstone, Poole, Dorset, BH14 8TX



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One of two STUNNING NEW BUILD HOMES, designed and currently being constructed by locally renowned developers KLF Developments, situated in a QUIET RESIDENTIAL ROAD in THE HEART OF LOWER PARKSTONE with EASY ACCESS TO ASHLEY CROSS VILLAGE. These New England style homes are the ultimate blend of modern luxury with traditional styling. Finished to an exceptional standard extending to 2,057 SQ FT to include FOUR BEDROOMS, two bathrooms and OPEN PLAN KITCHEN / LOUNGE / DINING.

- Very High Specifications
- 2000 Sq Ft
- Open Plan Kitchen, Dining & Living Area
- 3/4 Bedrooms ,
- Landscaped Designer Gardens
- Blocked Paving Driveways
- Off Road Parking
- Bespoke Bar
- 10 Year ICW Structure Warranty
- Solar Panels Flush Mounted on the roof of each house

Local Authority , Tax Band New Build, Tenure: Freehold



## *Property Comprises*

New England in style and design the homes have been finished in Light Mist Hardieplank cladding, Vandersanden Bivio brickwork and classic white sash style windows. Internally the houses have large open plan kitchen/dining/living areas with bespoke Leicht german kitchens, designed and installed by Hub Interiors with the addition of a built in bar area for entertaining. The houses offer 3/4 bedrooms, with one of the rooms having potential use as a separate living area.

The top floors are dedicated to the impressive principal bedroom with a walk-in dressing area and ensuite bathroom that have been designed by Arno Bathrooms.

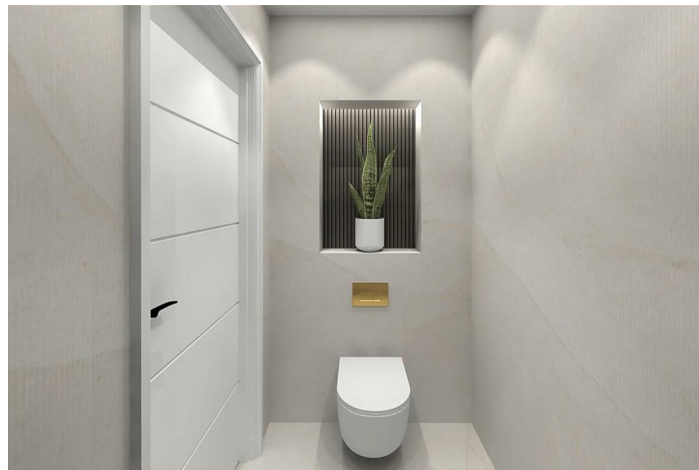
Soft internal feature lighting can be found throughout the houses as well as feature exterior lighting ensuring the houses stand out at night. Both homes have off-road parking, either accessed from Durrant Road or Corfe View Road and benefit from landscape designed gardens.

## *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



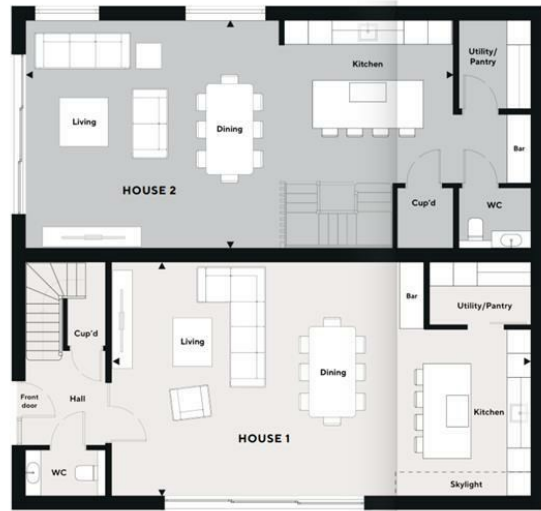




reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and 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.



**LOWER GROUND FLOOR PLAN**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door opening are approximate. Whilst every care has been taken the preparation of this plan does not constitute an offer or warranty. Whilst every care has been taken the preparation of this plan does not constitute an offer or warranty. Whilst every care has been taken the preparation of this plan does not constitute an offer or warranty.

**House 1 - Room Dimensions**

Kitchen/Diner: 10.44m x 5.84m (34'3" x 19'2")  
/Living:

**House 2 - Room Dimensions**

Kitchen/Diner: 10.83m x 5.75m (35'6" x 18'10")  
/Living:



**GROUND FLOOR PLAN**

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**House 1 - Room Dimensions**

Bed 2/Family: 4.72m x 4.1m (15'5" x 13'5")  
Bed 3: 3.65m x 3.52m (11'11" x 11'6")  
Bed 4: 3.75m x 3.25m (12'3" x 10'8")

**House 2 - Room Dimensions**

Bed 2/Family: 5.77m x 4.18m (18'11" x 13'8")  
Bed 3: 3.56m x 2.79m (11'8" x 9'2")  
Bed 4: 3.89m x 2.89m (12'9" x 9'6")



**FIRST FLOOR PLAN**

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**House 1 - Room Dimensions**

Master: 5.85m x 5.5m (19'2" x 18'1")  
Dressing: 3.5m x 1.55m (11'5'8" x 5'1")  
En suite: 3.37m x 2.16m (11'1" x 7'1")

**Total Floor Area 184 m<sup>2</sup> (1,980 sq ft)**

**House 2 - Room Dimensions**

Master: 5m x 6m (16'5" x 19'8")  
Dressing: 4.7m x 2.35m (15'5" x 7'8")  
En suite: 4.58m x 2.6m (15' x 8'6")

**Total Floor Area 186 m<sup>2</sup> (2,002 sq ft)**

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 firms 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) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive	2002/91/EC



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