



£895,000

123 Parkstone Avenue, Poole, BH14 9LP

KD  
EST. 1977  
KEYDRUMMOND  
ESTATE AGENTS







# 123

Parkstone Avenue, Poole, BH14 9LP

An immaculately presented family home situated in close to Penn Hill Village. This detached property boasts five double bedrooms, three bathrooms and extends to over 2500 sq.ft of accommodation.

- FIVE BEDROOMS, THREE BATHROOMS
- IMPRESSIVE OPEN PLAN LIVING AREA
- OVER 2500 SQ.FT OF ACCOMMODATION
- SPACIOUS REAR GARDEN
- WELL PRESENTED THROUGHOUT
- FINISHED TO A HIGH SPECIFICATION
- UNDERFLOOR HEATING
- SOUGHT AFTER SCHOOL CATCHMENT AREA

Local Authority bcp, Tax Band I, Tenure: Freehold





### *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.

### *Property Comprises*

This spacious and well-presented family home offers thoughtfully designed accommodation across three floors. Upon entering, you're welcomed by a bright hallway featuring an oak staircase with glass balustrade and a double storage cupboard—ideal for coats, shoes, and everyday essentials.

The ground floor is centred around a large, open-plan kitchen, dining, and living space measuring approximately 17.3 metres in length. The kitchen, positioned at the front of the property, has been carefully designed by Kitchen











Elegance and includes a peninsula that subtly separates it from the dining area. The living room extends from the dining area and wraps around the rear of the property, creating a layout that feels open while still offering defined zones for relaxing, eating, and cooking. A separate utility room with its own entrance provides a practical space for laundry, muddy boots, or pets.

On the first floor, there are three double bedrooms. The guest bedroom enjoys the added benefit of an en-suite shower room and a private balcony. The remaining two bedrooms are served by a well-appointed family bathroom.

The top floor is home to the principal bedroom suite, which includes fitted wardrobes and a generously sized en-suite bathroom. Also on this floor is a fifth bedroom, which could alternatively be used as a dressing room, home office, or nursery—offering flexibility depending on your needs.

Externally, the property features a driveway with off-street parking and railings to the front. To the rear, there's a landscaped garden with a composite decked terrace that leads directly from the living area via powder-coated bi-fold doors. The garden is mainly laid to lawn with mature shrubs providing natural screening.







TOTAL FLOOR AREA : 235.2 sq.m. (2532 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

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) A		90
(81-91) B	85	
(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	



