



Lateen House 19, Wyndham Road, Poole BH14 8SH  
£950,000 Freehold









**A well presented townhouse situated in a private road in the heart of Lower Parkstone. This four double bedroom property boasts spacious accommodation, a sunny rear garden and open plan living.**

- FOUR BEDROOMS, FOUR BATHROOMS
- CUL-DE-SAC LOCATION
- NO FORWARD CHAIN
- AIR SOURCE HEAT PUMP FOR HEATING AND HOT WATER
- GARAGE AND OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- COURTHILL AND BADEN POWELL SCHOOL CATCHMENT

#### **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 exceptional four-bedroom detached home, built just nine years ago, is presented in immaculate condition and offers a superb blend of high-quality finishes and thoughtful design. Tucked away in a quiet, privately managed cul-de-sac, it's ideal for modern family living.

A spacious entrance hall, currently used as a home office, sets a stylish tone on arrival. The heart of the home is the bright, open-plan kitchen, living, and dining space, perfect for everyday living and entertaining alike. The contemporary kitchen is fully equipped with twin ovens, a warming drawer, integrated induction hob, dishwasher, and fridge/freezer.

Also on the ground floor is a cloakroom/WC, and an integral garage complete with a laundry area, power, and electric up-and-over door. Underfloor heating spans the entire ground floor, with a wet system, while radiators serve the upper levels.

Upstairs, the first floor offers two spacious double bedrooms, each with en-suite facilities and fitted wardrobes. The standout feature is a striking 20ft formal living room with double doors opening onto a west-facing balcony, ideal for enjoying the afternoon sun.

The top floor features two further double bedrooms, both with en-suites (one a full bathroom), and built-in wardrobes, offering flexible options for family, guests, or working from home.

Outside, the rear garden is low maintenance and thoughtfully landscaped with artificial lawn, patio, external lighting, close-board fencing, and an outdoor tap. A side path provides gated access, while the front garden includes off-road parking for two vehicles and a well-stocked flower bed.

The home forms part of a privately owned driveway, shared and maintained by the neighbouring properties. It is professionally managed with a healthy sinking fund in place.

Beautifully presented and ready to move into, this is a stylish, practical home in a desirable and well-connected location.



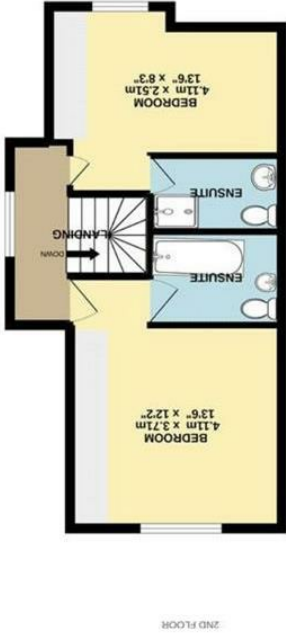


Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



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All room dimensions given above are approximate measurements

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