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‘CONCERTO’

43 Canford Cliffs Road • Canford Cliffs • Poole • Dorset

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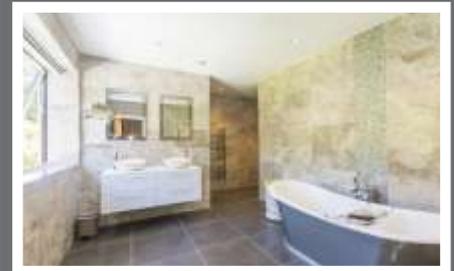
**'Concerto', 43 Canford Cliffs Road
Canford Cliffs, Poole, Dorset BH13 7AQ**

Price Guide £2,195,000

Concerto – constructed in 2009 and exclusive to Lloyds Property Group – a highly impressive modern, yet traditionally built 5 bedroom family residence set in beautifully manicured gardens of around an acre.

Accommodation

- Porcelain tiled Reception Hall • Open plan kitchen/breakfast/family room • Utility room
- Formal Dining Room (currently used as a main study) • Further study • Cinema room
- Sitting room • Gymnasium • Guest wc • Sauna complex, additional wc & shower
- Master bedroom suite with dressing room, large en-suite bathroom & balcony
- Four further bedroom all with luxurious en-suites • Three car garage



Welcome to Concerto ...

Situated behind electrically operated entrance gates with an abundance of off road parking and a brick block paviour driveway, leading to the three car garage with electric car charging point.

Internally, Concerto offers superb spacious accommodation with a sweeping staircase to one side of the entrance hall. Boasting 5,200 sq ft of accommodation, the house benefits from five double bedrooms, all with luxurious en-suite bath/shower rooms, a fabulous kitchen/dining/family room, sitting room, study and cinema room as well as a formal dining room (currently used as a main study), gymnasium and sauna complex.

Features & Specification

Large Branksome Park residence

Set in a wonderful woodland setting with mature gardens at the back and to the front

Generous terrace • Five double bedrooms (all en-suite) • Six reception rooms

Electric gates with entry phone system • Under floor heating • Sauna and gymnasium • Fitted wardrobes

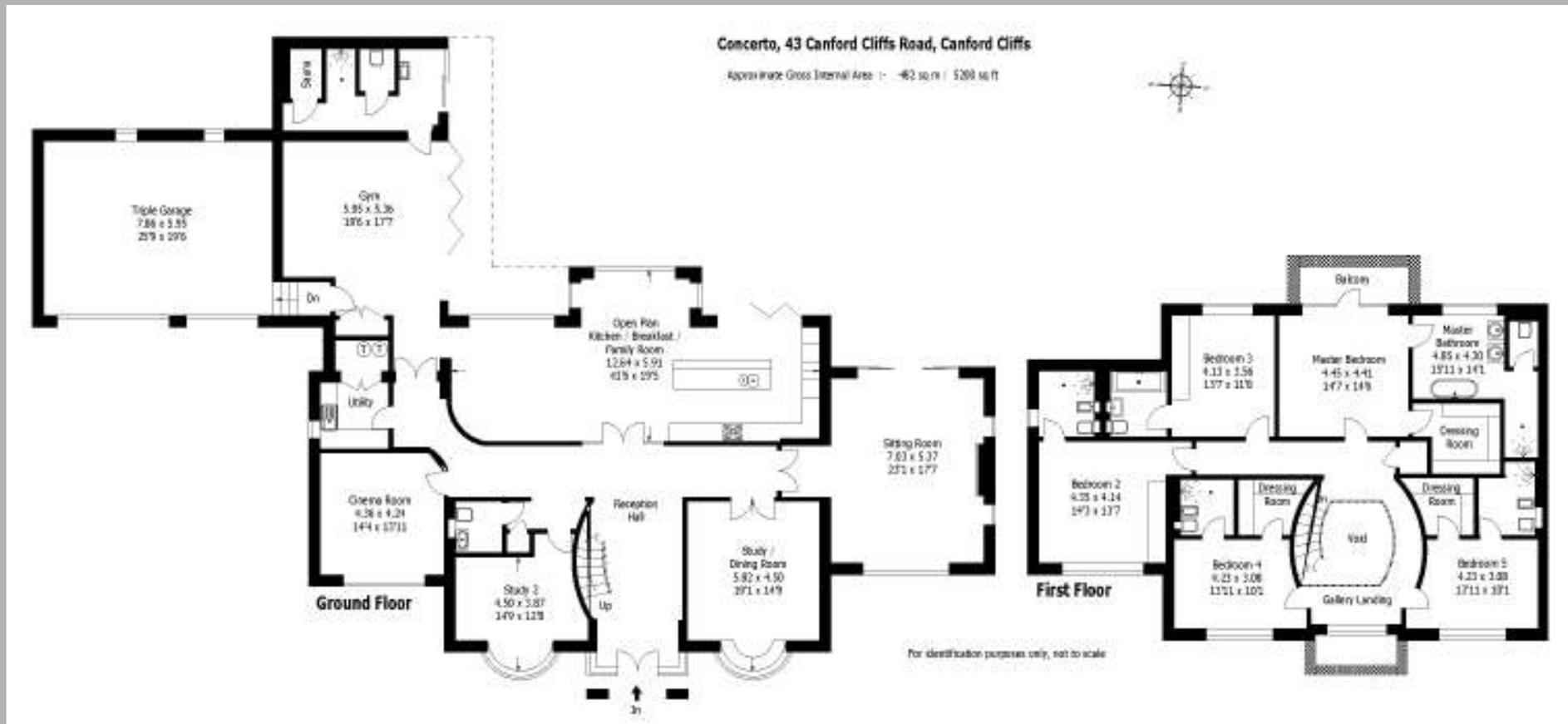
Rational Kitchen with extensive range of Gaggenau appliances and boiling water tap

About the Area

Concerto is located within the much sought after conservation area of Branksome Park close to Canford Cliffs Village with local shops, wine bars, popular gastro pubs, banks, post office, artisan bakery, coffee shops, hair & beauty salons and much more.

Several miles away are Poole Harbour and the world famous Sandbanks Peninsula, both offering an array of facilities for water sports enthusiasts including marinas and yacht clubs. The 18 hole Championship Parkstone Golf Course is less than a mile away.





Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 3047



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