

36A Clifton Road  
Lower Parkstone  
Poole • Dorset • BH14 9PP



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**LLOYDS**  
PROPERTY GROUP

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36A Clifton Road  
Lower Parkstone  
Poole, Dorset BH14 9PP

£1,350,000

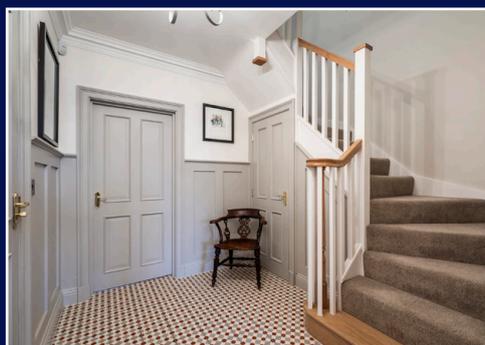
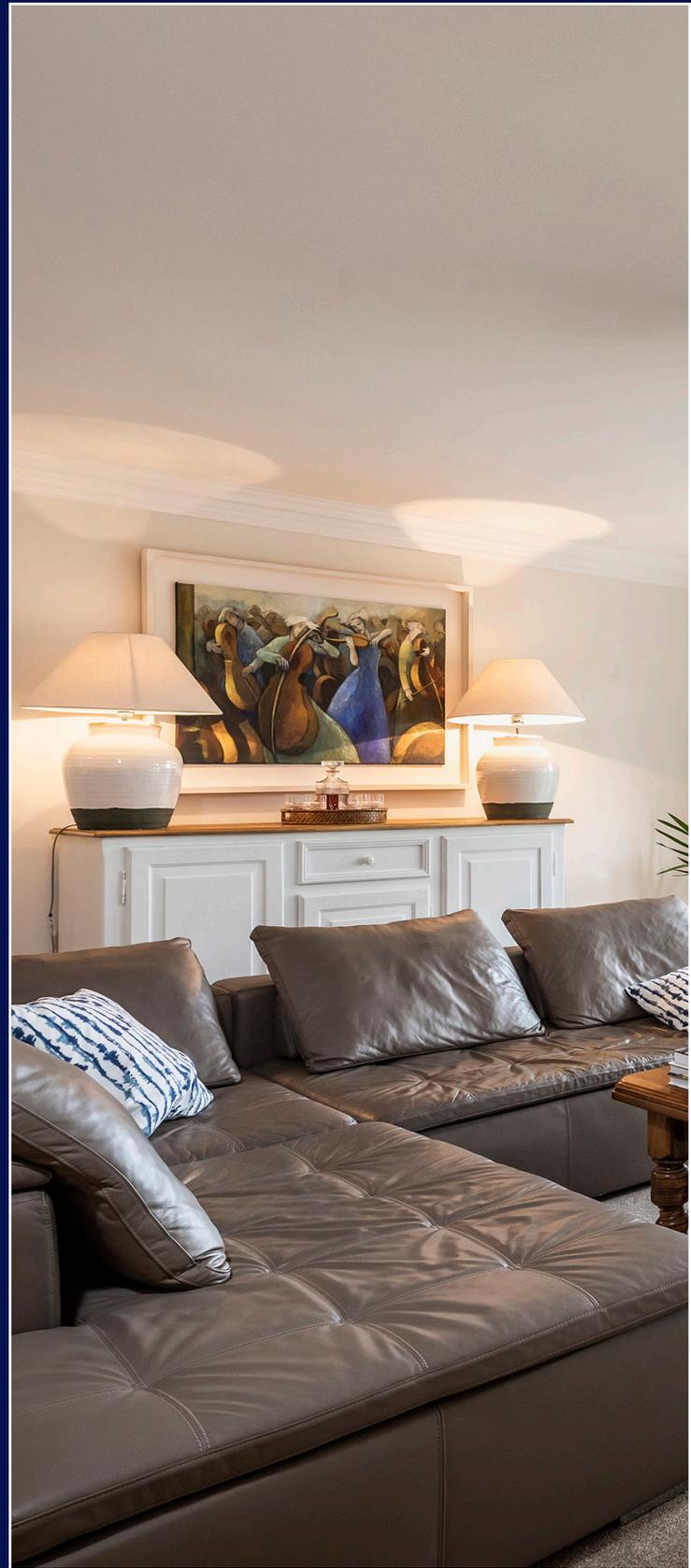
Welcome to 36A Clifton Road, a highly impressive four bedroom family home built in the Edwardian style with a cool and contemporary modern interior. The accommodation is both spacious and exquisite in terms of finish and presentation.

The Edwardian appearance echoes the immediate street scene and character of the road although the layout and internal space is completely up to the minute.

Features of this beautiful home include fitted wardrobes, sophisticated paint and decorative finishes, underfloor gas fired central heating on the ground floor, conventional gas fired central heating on the upper two floors.

SUMMARY OF ACCOMMODATION

- Recently built character home
- 4 bedrooms (3 en-suite) • Family shower room
- Luxurious kitchen/dining/family room
- Formal living room
- Immaculately presented throughout





## ACCOMMODATION

### Ground Floor



The ground floor features a large kitchen family room with space for informal living and dining, opening via bi-fold doors onto the private sun terrace. The sun terrace connects down to the garden via private steps.

The fantastic kitchen was designed and fitted by locally renowned Kitchen Elegance and features a hand painted finish, stone tops and a wealth of integrated appliances not to mention a large centre island.

### First Floor



On the first floor there are two bedroom suites and a separate living room with elegant panelled walls and an additional private sun terrace.

### Second Floor

The second floor comprises of two principal bedroom suites. The main bedroom boasts a walk in dressing room, a walk-in shower as well as a stand alone feature bath and en suite privacy WC.



## OUTSIDE



Outside a block paved drive is enclosed by remote control gates leading to an integral garage. The rear garden is enclosed by a panelled fence and features a sun terrace as well as a level lawn.

There is an extremely useful garden room (depicted as a gym on our plan).

This is a non-habitable room for planning purposes but it is an extremely useful space which could be suitable for a number of uses, previously used as a gym but could be used as a garden room or games room.



View from Main Bedroom





GROSS INTERNAL AREA  
 BASEMENT: 261 sq ft, FLOOR 1: 994 sq ft  
 FLOOR 2: 999 sq ft, FLOOR 3: 744 sq ft  
 EXCLUDED AREAS: , GARAGE: 285 sq ft  
 REDUCED HEADROOM BELOW 1.5M: 131 sq ft  
 TOTAL: 2998 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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