

22 Clifton Road

Lower Parkstone

Poole,

BH14 9PP



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Asking price £1,249,950

One of two brand new homes by renowned local developers Coane Construction, this striking contemporary residence offers exceptional design, generous proportions and a superb position in the heart of Lower Parkstone—ideally placed between the coastal charm of Canford Cliffs and the vibrancy of Penn Hill Village.

Summary of Accommodation

Brand new detached luxury home

Contemporary open-plan interior design

Four generously proportioned double bedrooms

Three bathrooms including principal en suite with dressing area

Luxury kitchen by Leicht with Siemens appliances

Level, landscaped garden and private sun terrace

Spacious driveway and integral garage

10-year structural warranty





Combining timeless architecture with an inspired contemporary interior, this beautiful detached home is a rare find. Built by expert developers Coane Construction, the property is one of only two exclusive new homes located on one of Lower Parkstone's most desirable tree-lined avenues.

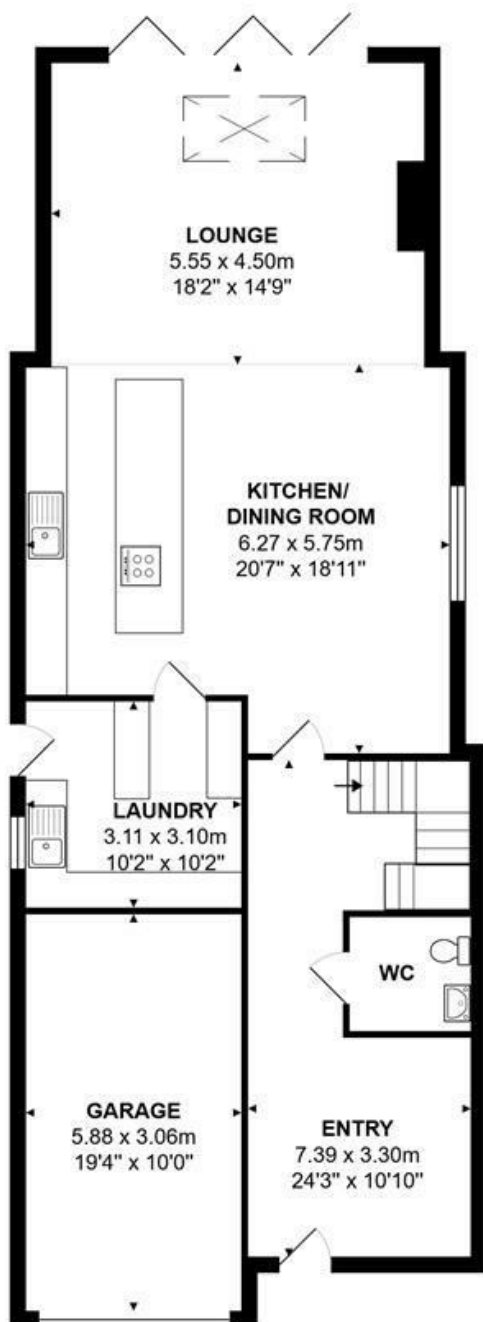
Offering just over 2,100 sq ft of accommodation across only two floors, the house is designed for modern family life. The spacious entrance hall is a versatile area that could be well adapted as a snug or home office. At the property's heart lies a spectacular open-plan living area, subtly zoned into kitchen, dining and relaxation spaces. The split-level design adds visual interest and a sense of separation while maintaining a light-filled, flowing layout—perfect for entertaining or family gatherings.

The Leicht-designed kitchen is a centrepiece in both form and function, complete with Siemens appliances, a combi microwave, Quooker hot tap, and quartz worktops. A generous island doubles as a breakfast bar, combining practicality with contemporary style.

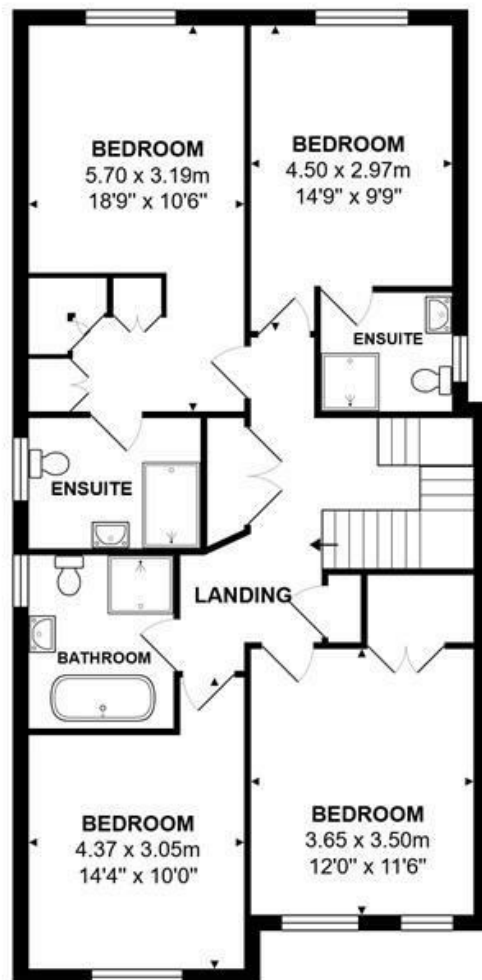
Upstairs, four double bedrooms include a luxurious principal suite with a bespoke dressing area and en suite bathroom. Two further bathrooms serve the additional bedrooms, finished to an exceptional standard with quality fittings.

Energy-efficient and thoughtfully specified, the home benefits from zoned underfloor heating, LED lighting throughout, and a 4KW solar power system, blending sustainability with comfort.

The outside space is equally impressive: a level, landscaped rear garden offers both lawn and a secluded sun terrace for relaxing or al fresco dining. The front driveway provides ample parking and access to the integral garage.



GROUND FLOOR



FIRST FLOOR

Total Area: 202.5 m² ... 2179 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

22 Clifton Road

LOCATION

BH14 9PP

TOTAL FLOOR AREA

2170.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3631

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale