

Luxury+Prestige

4 WARWICK ROAD

PLOT 1, LOWER PARKSTONE, POOLE, BH14 8SY



















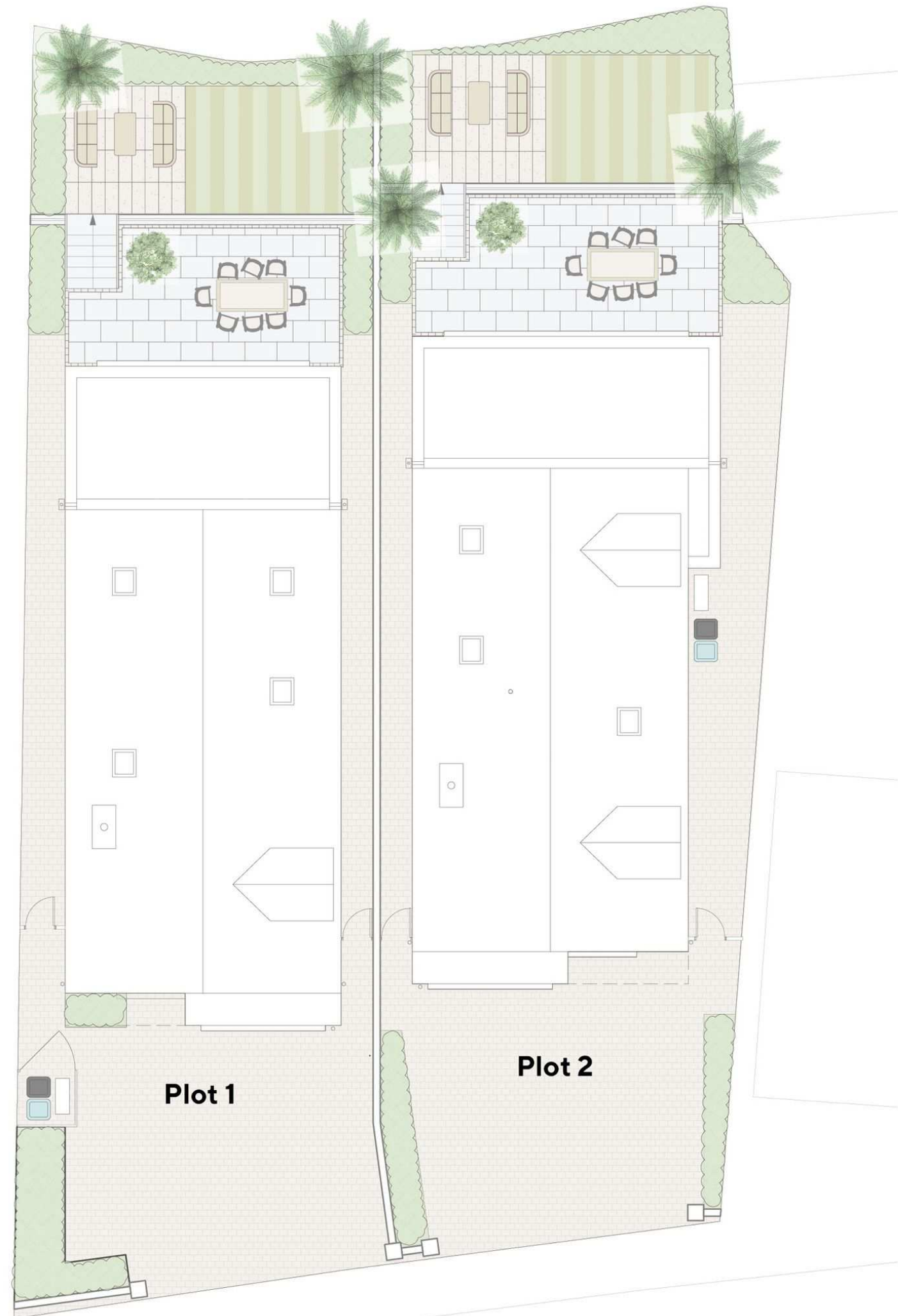












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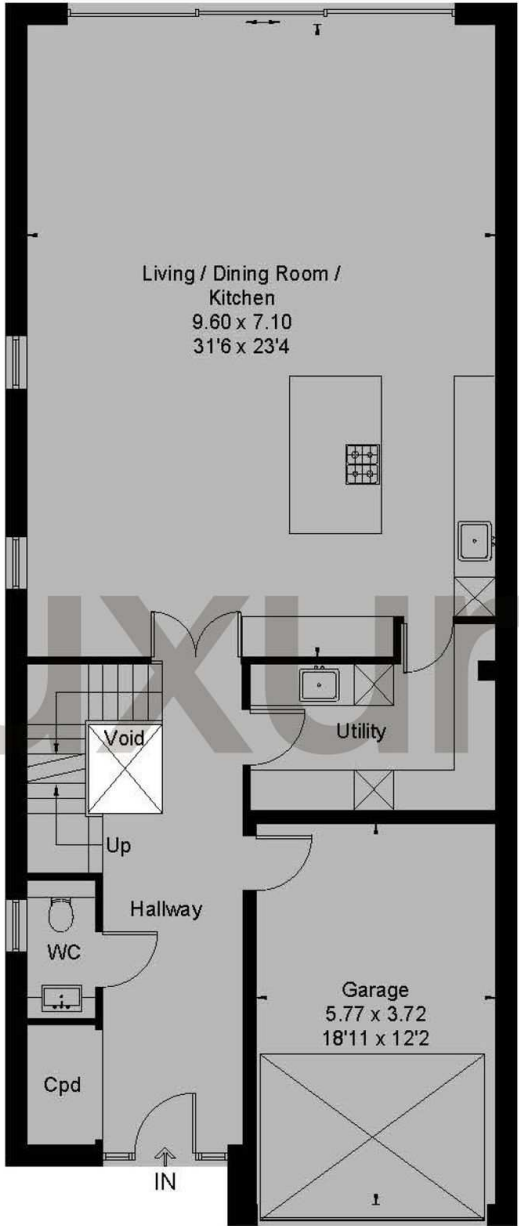
Floorplans

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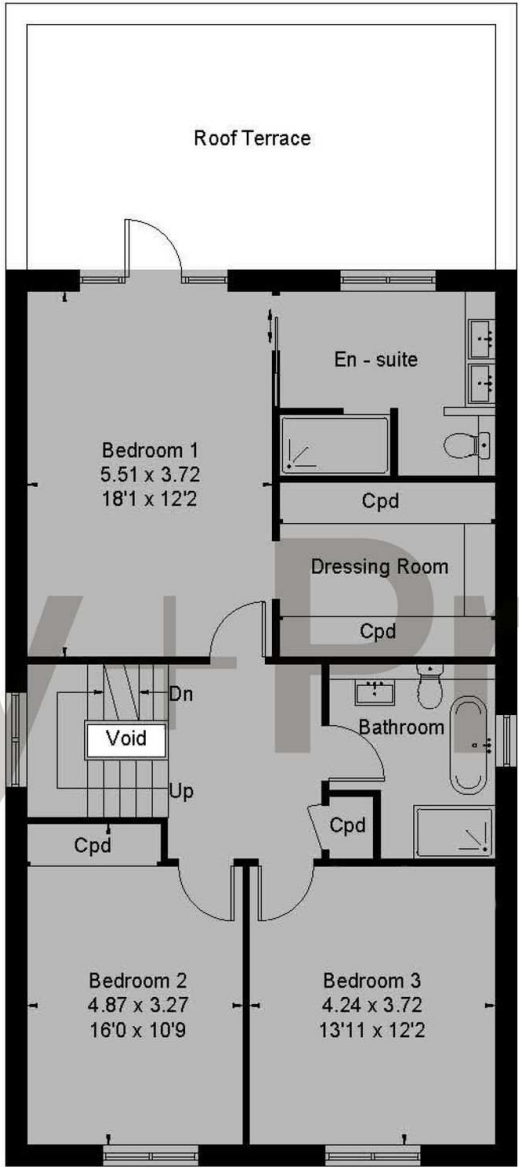
wick Road,
one, Poole, BH14 8SY

sq. ft / 284 m²

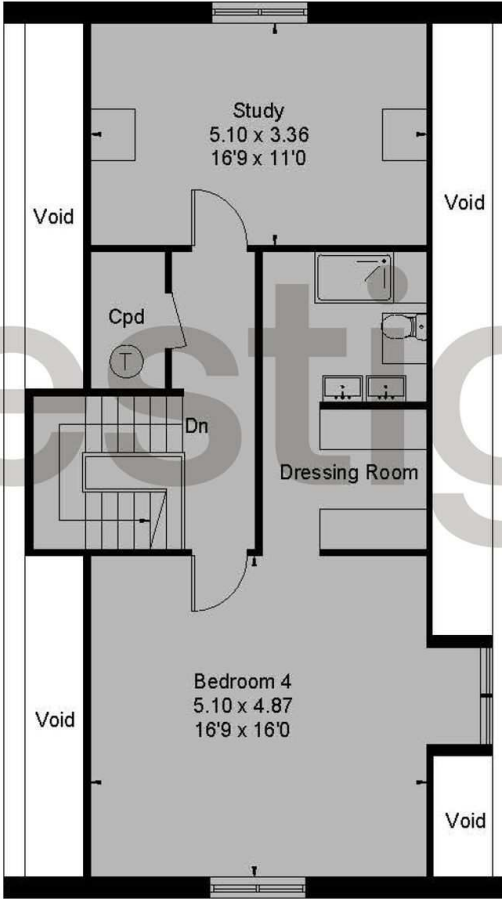
oximate, actual may vary.



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #92366

Summary

This is the last remaining of two brand new homes by KLF Developments, due for completion shortly. KLF is renowned as one of the area's most prolific builders of luxury homes, with an enviable reputation for creating high-quality properties featuring exceptional design and beautifully considered interiors.

Extending to approximately 3,060 sq ft and arranged over three storeys, this impressive home provides four double bedrooms and three bathrooms. At its heart is a superb open-plan kitchen, dining and living lifestyle room, designed for modern family living and entertaining, with bi-folding doors opening directly onto the landscaped rear garden. Further accommodation includes a separate study which could also be a versatile snug/media room.

Details

Guide Price:	£1,550,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A		
Local Authority:	BCP Council		
Council Tax:	Band TBC		
	2026/2027		TBC
Services:	Mains electricity, water and drainage and air source heat pump		

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + Last remaining brand-new luxury home
- + Renowned KLF Developments
- + Approx. 3,060 sq ft over three storeys
- + Four spacious double bedrooms
- + Extends to 3,062 square feet
- + Exceptional open-plan kitchen/living space
- + Separate study and snug/media room
- + Landscaped garden
- + Private driveway
- + Ready for occupation soon

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