



STRATTON
OAK ESTATES
FOR SALE



STRATTON OAK ESTATES

90a Parkway Drive, Bournemouth, BH8 9JR
£900,000

A SUBSTANTIAL home finished to an EXCEPTIONAL level by a renowned local developer. This ECO-FRIENDLY HOME has BESPOKE KITCHEN with quartz worktops, DUAL BI-FOLDS and beautifully manicured wrap around garden space. Equipped with air source heat pumps & PV solar offering four bedrooms & three bathrooms.

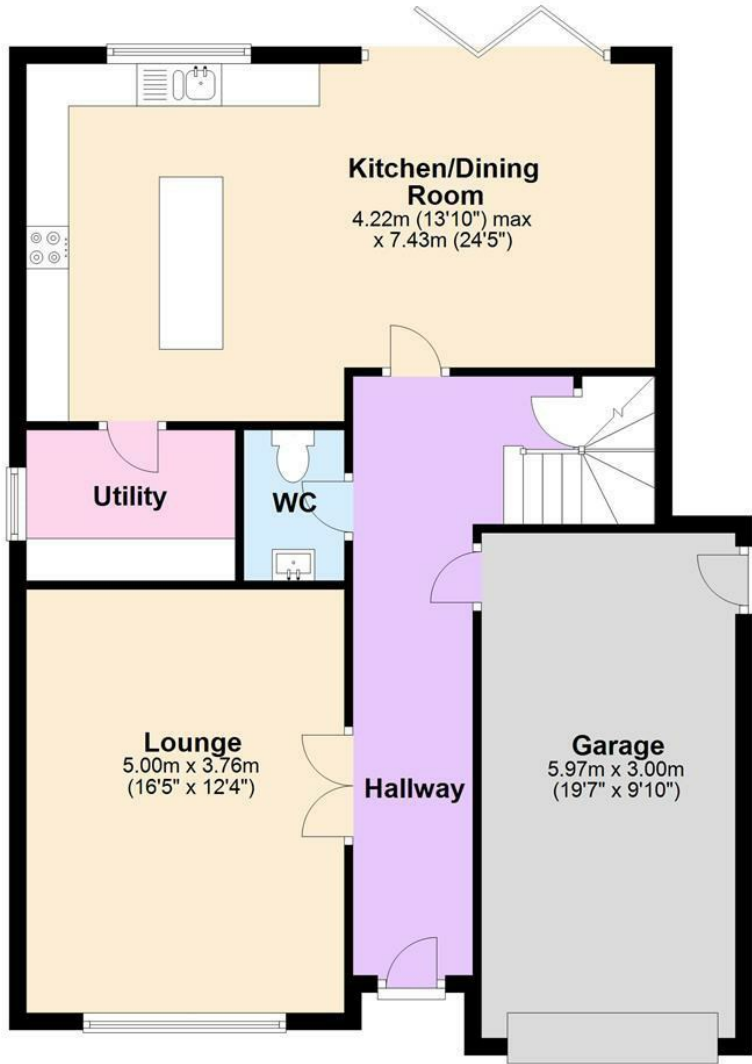
- Substantial Eco-Friendly Home finished to an exceptional level.
- Located in one of Queens Parks most sought after roads within a high performing School catchment area and easy access to the Grammar School.
- Air Source Heat Pumps with PV Solar and Electric Charging Points as standard.
- Underfloor heating throughout the ground floor with Bi-Folding Doors giving access to the garden.
- Bespoke Kitchens with Quartz worktops, Quartz Central Island, solid wood closed units and Neff integrated appliances.
- High Spec finish with CAT 6 data cabling in all rooms, Zonal LED Lighting, Karndean flooring and Unvented pressurized water system.
- Show-Stopping Master suites with vaulted ceilings, ensuite bathroom, walk-in wardrobes (Unit 3 Only) and access to a glass enclosed balcony.
- Bathrooms include floor to ceiling tiles with Inset valves in walls for the showers, concealed cistern wall hung porcelain toilets, wall hung basins and inset light shelving.
- Block paved driveway leading to the garage with two parking spaces. A tree lined border and a mix of render, brick and weather boarding exteriors.
- A rare chance to secure a premium New Build Home in this prestigious location



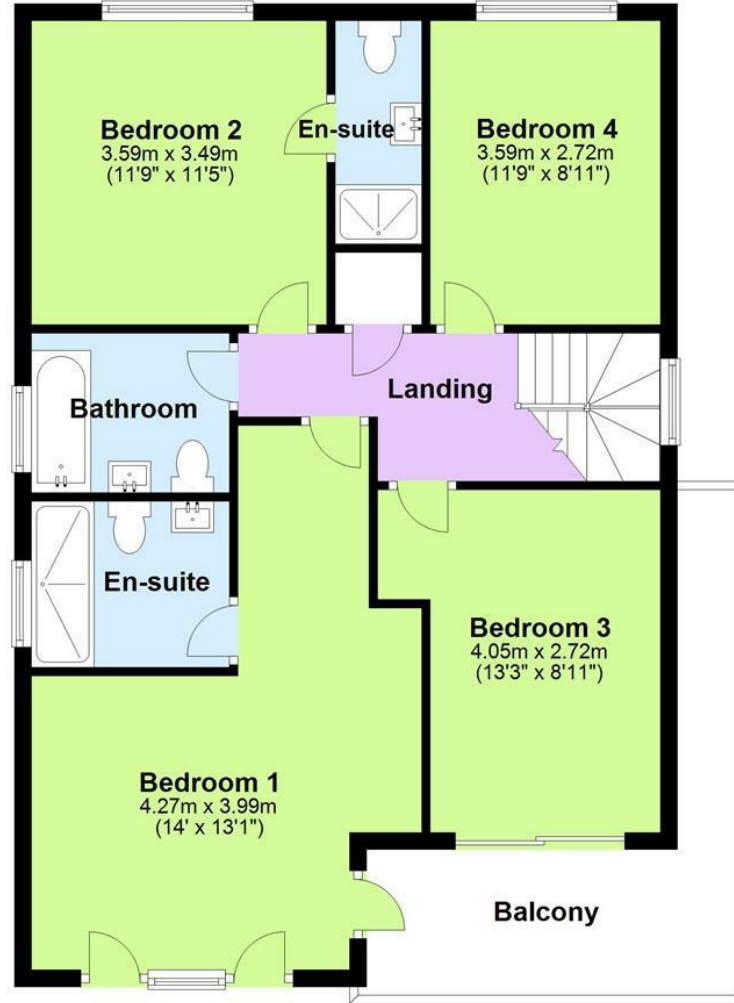


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Ground Floor

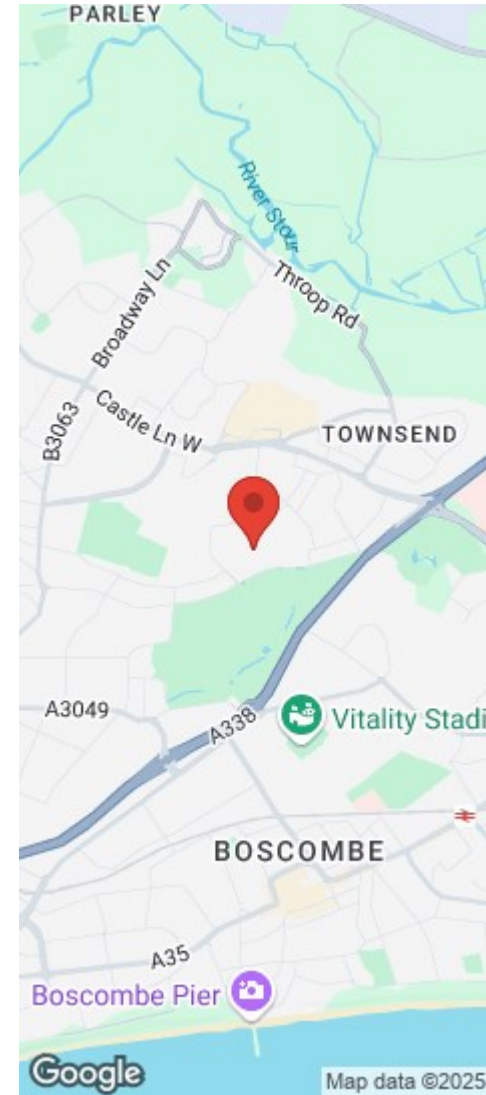


First Floor



Total area, not inc. Garage or Balcony approx. 151.5 sq. metres (1631 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(01-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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