

- Sought after location near Parkstone Golf Course
- Large, spacious contemporary home with glass detailing throughout
  - Sweeping Driveway with secured private automatic gates
    - 4 Double Bedrooms, 3 Bathrooms
  - Stunning open plan living space with modern kitchen

**SCAN THE QR CODE TO BOOK AN APPOINTMENT TO VIEW**



## 4A Links Road, Poole

£1,450,000 Freehold

OpenDaws  
HOMES





Available with NO FORWARD CHAIN, this large, spacious home was designed and built by its current Spanish owner, and you can clearly see his Mediterranean influences throughout the property! Boasting modern design elements with glass detailing throughout, creating a bright and airy ambience. Set behind secured private automatic gates, the property features a sweeping driveway leading to the entrance, inviting visitors with a grand welcome. Upon stepping inside, guests are greeted by luxurious fully tiled floors on the ground floor, transitioning to plush carpeting in the 4 Double Bedrooms upstairs. The spacious hallway opens up with an automatic sliding glass door, into the expansive open plan living space seamlessly integrates a modern kitchen, providing the perfect area for entertaining or relaxing with family & friends. Sliding doors to the rear garden & patio area. Upstairs offers 4 double bedrooms, 2 of them ensuite, a large family bathroom with double wash basins, and large tilting blinds to the glass upper landing area, this home effortlessly blends style and functionality, making it a superb home for families and professionals alike.

Step into the rear garden oasis, with its lush lawn and mature trees. A spacious patio area offers an inviting space for alfresco dining and entertaining, ensuring every gathering is memorable and enjoyable.

For added convenience, the property provides ample parking secured behind electrically operated gates. The expansive driveway accommodates multiple vehicles and presents the potential for expansion by incorporating the block-paved area into the front lawn. A double-length garage features a fully tiled floor and a utility area, with the option for conversion into an additional reception room or annexe.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



## Open Plan Living/Dining/Kitchen Areas

35' 10" x 23' 1" (10.92m x 7.04m)

The property features a fantastic open-plan living space measuring 35ft x 23ft. The impressive, modern kitchen boasts integrated appliances, including a fridge/freezer, dishwasher, oven and hob, microwave, and extractor fan. A striking curved kitchen island with lower-level seating enhances this superb kitchen area. The space seamlessly transitions into a large dining area, perfect for family gatherings and dinners. Beyond the dining area lies a stunning open-plan living space with a built-in fireplace and tiled floors. A sliding, sensor-operated glass door completes this exceptional living space, providing a perfect blend of functionality and contemporary design.

## Downstairs Cloakroom

The downstairs cloakroom features an unusual corner hand wash basin, a low-level WC, and elegant floor-to-ceiling tiles.

## Master Suite

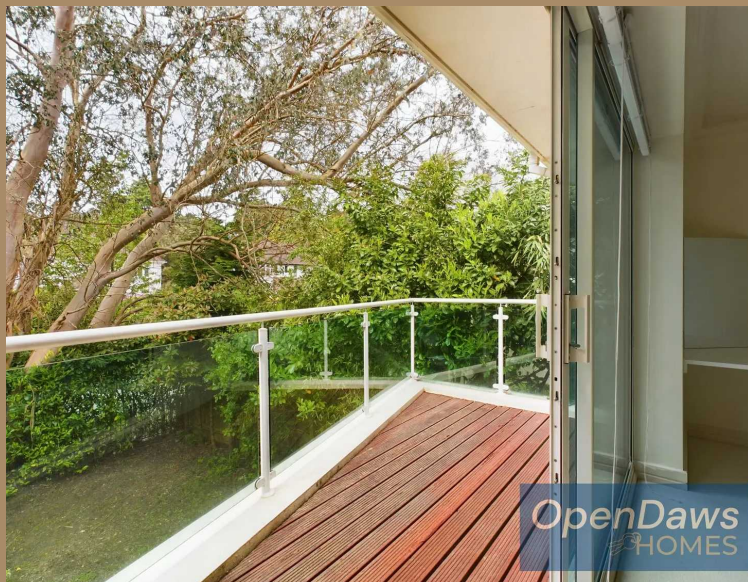
23' 0" x 13' 8" (7.01m x 4.17m)

The fabulous master bedroom suite is fully carpeted with beautifully deep, soft carpets and boasts triple sliding doors that open to a decked balcony with contemporary glass detailing. It includes large double sliding wardrobes and a corner dressing table feature, leading to an ensuite shower room.

## Master En-Suite Shower Room

11' 7" x 8' 1" (3.53m x 2.46m)

The stunning ensuite shower room is a masterpiece of modern design, featuring double glass surround sinks with sleek light-up mirrors that provide perfect illumination. The integrated WC and flush system blend seamlessly into the room's aesthetic, while the corner shower offers a luxurious and spacious bathing experience. Beautiful floor-to-ceiling tiles add a touch of elegance and sophistication, complemented by a stylish chrome heated towel rail that ensures warm, cosy towels.





### Bedroom 2

16' 11" x 12' 7" (5.16m x 3.84m)

Bedroom 2 is a spacious double bedroom featuring large floor to ceiling picture windows bringing in natural light with a beautiful ensuite shower room, complete with an integrated WC and flush, a modern handwash basin, and a large double shower. Additionally, a chrome heated towel rail adds a touch of luxury and convenience.

### Bedroom 3

13' 1" x 13' 9" (3.99m x 4.19m)

Bedroom 3 is another spacious double bedroom that features built-in wardrobes and a fabulous view of the rear garden. Once again, this room offers luxury carpet throughout, adding to the overall comfort and elegance of the space.



## Bedroom 4

13' 0" x 12' 3" (3.96m x 3.73m)

Bedroom 4 is a spacious double bedroom featuring built-in wardrobes, fully fitted luxury carpet, and large double sliding doors that open onto a front balcony with elegant glass balustrade detailing.

## Upper Landing

29' 5" x 6' 9" (8.97m x 2.06m)

The bright and airy upper landing features wooden stair risers and a handrail, complemented by contemporary glass detailing.







Floor 0



Floor 1

Approximate total area<sup>®</sup>  
2666.2 ft<sup>2</sup>

Reduced headroom  
18.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





**SCAN THE QR CODE TO MAKE AN APPOINTMENT TO VIEW THIS PROPERTY**

