



**Canford Cliffs Avenue, Lower Parkstone
Poole, Dorset, BH14 9QN**

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Canford Cliffs Avenue, Lower Parkstone Poole, Dorset, BH14 9QN

Freehold Price: £1,295,000

An immaculate 4 bedroom, 3 bathroom detached family home with an approximately 100ft south facing rear garden, just over 1 mile from Canford Cliffs Village and within ½ a mile of Parkstone Golf Course. This stunning home offers 3,004 sq ft of accommodation with a superb 26ft x 20ft open plan kitchen/dining/day room with bi-fold doors opening onto the generous patio and rear garden, a generous separate lounge, a conservatory and an integral 18ft x 16ft double garage all set behind electric gates.

- Immaculate 1920's detached home which has been remodeled to an extremely high standard
- Brand new, well equipped kitchen with stunning Laminam Calacatta gold porcelain worktops, dishwasher, fridge/freezer double oven, Quooker hot water tap and feature island unit
- Living room with Vero design bespoke balanced gas fire made in Belgium and an Italian Novamobili bespoke library and television composition
- Luxurious contemporary bathrooms with bespoke Italian bathroom furniture, Lussostone resin bathtubs and wash hand basins
- Italian Novamobili bespoke wardrobes to 3 bedrooms
- Feature cloakroom with wood paneled walls
- Plantation window shutters in all bedrooms and reception rooms
- Double glazing & gas central heating with retro style radiators and underfloor heating to the open plan kitchen/dining/living room and all bathrooms
- Resin bound in and out driveway
- Double integral garage with electric generated door
- Fully furnished if so desired

This impressive property is situated in a sought after location with a mixture of individual houses and bungalows just over one mile of Canford Cliffs Village, approximately two miles to Westbourne shopping area, just over three miles to Bournemouth, within three miles of Poole and just over one mile from the superb sandy beaches that the area is famous for. Parkstone Golf Club is approx. 352 yards.

London 110 miles; Bournemouth Airport 9 miles; Southampton 35 Miles.

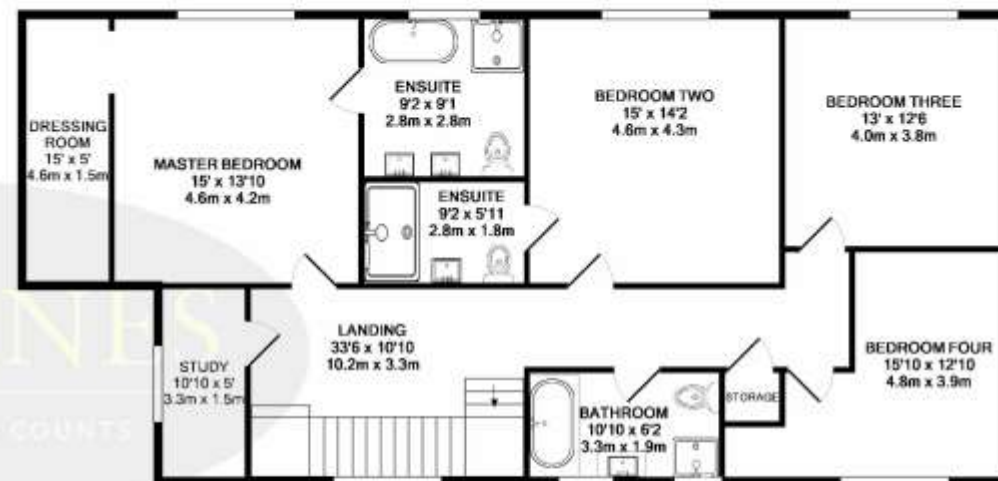
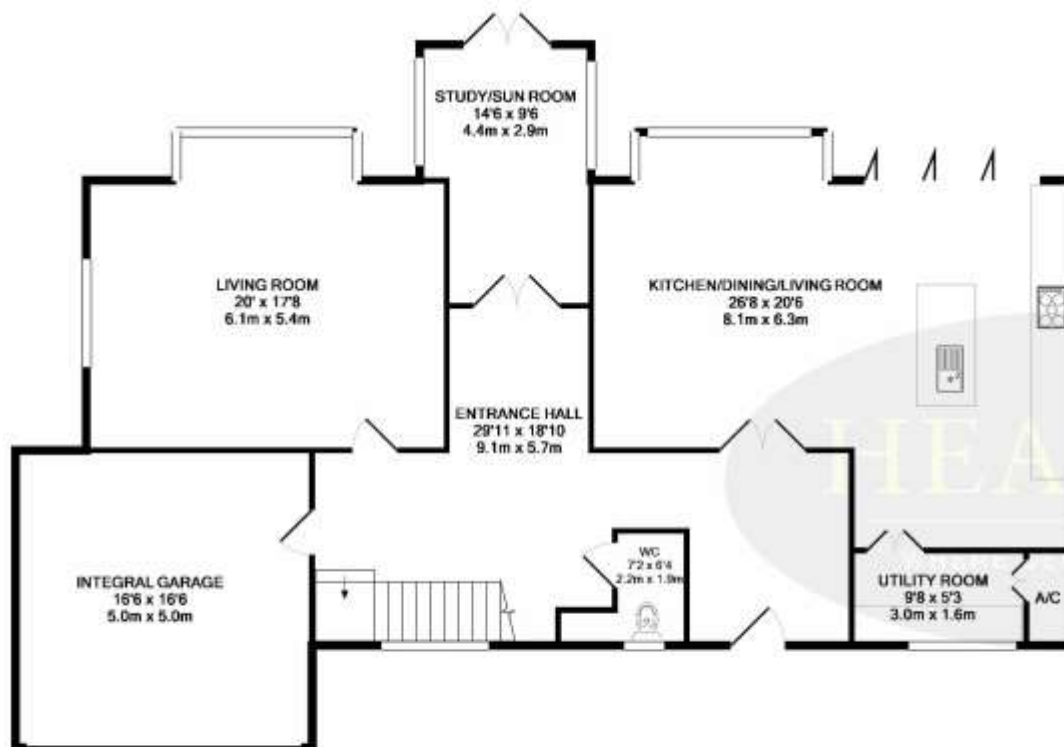
COUNCIL TAX BAND: G

EPC RATE: D









TOTAL APPROX. FLOOR AREA 3004 SQ.FT. (279.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Canford Cliffs



Parkstone Golf Course

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www.hearnes.com

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