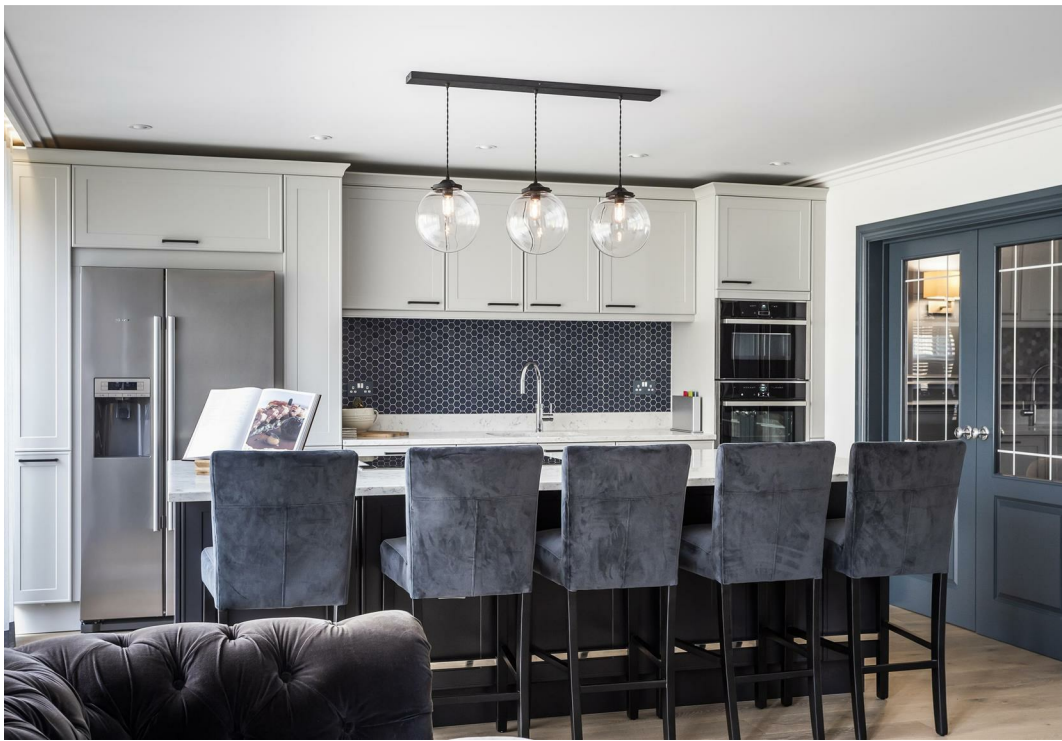




1a Beaumont Road, Canford Cliffs, POOLE BH13 7JJ
Guide Price £1,495,000 Freehold





A brand new 'New England' style 4/5 bedroom detached house situated in the heart of Canford Cliffs. The property consists of a large open plan family room, master bedroom with dressing room and en-suite, separate lounge and study. Walking distance to Canford Cliffs Village and Beaches.

- NEW BUILD
- CLOSE TO VILLAGE & BEACH
- HIGH SPECIFICATION FINISH
- SEPARATE SITTING ROOM
- NEW ENGLAND STYLE
- FAMILY HOME
- SPACIOUS SOUTHWEST PLOT
- CINEMA ROOM

Location

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The house is just a short walk to Canford Cliffs sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

This luxury property offers excellent accommodation throughout comprising of a spacious entrance hall leading into a striking kitchen/dining room fitted with appliances. Off of the kitchen is separate utility room and W/C with access to garden via bi-fold doors. Also off the stunning entrance hall is a modern cinema room and separate lounge.

The First Floor accommodation provides three double bedrooms and family bathroom, with the master suite including a well appointed en suite shower room and a contemporary dressing area. Stairs leading from the landing area leads to the third floor boasting an office, laundry room and further double bedroom with en-suite and loft access.

The front of the property has been landscaped and provides off-road parking for several vehicles and is accessed via secure electric gates.

Specification Includes

Fully automated gates with security camera system, bespoke railings

Intelligent house alarm system

Outside lighting

Resin driveway with off road parking for up to 5 vehicles

Modern wooden panelling in many rooms including, hall, lounge, cinema room and bedroom three

Electric underfloor heating serviced by a heat source air pump to the first two floors and the bathroom floor of bedroom 4 on second floor, with radiators in all rooms on second floor.

Water softener

Log burner to living room

Kitchen, lounge and cinema room are all lit by LED strip lights

UPVC windows in a traditional sash design

Cinema room has doors leading to a patio seating area.

KITCHEN:

'Leicht' fitted kitchen

30mm Quartz worktops

Neff appliances which include; 5 ring induction hob with down draft extractor fan, pyrolytic oven hide and slide door main oven, combination microwave oven, double size warming drawer, double door American style fridge freezer with water and ice dispenser, an additional under counter fridge, dishwasher

Quooker boiling hotter tap

Pop-up Evoline worktop socket including USB

Fixed dining seating area

Bi-fold door leading into the garden.

BATHROOMS:

Vitra Sanitary ware

All tiles supplied and fitted by John Bocchetta Tiling

Backlit heated mirrors to master en-suite

Low level sensor lights to all bathrooms.

MASTER BEDROOM:

Bespoke handcrafted dressing room and bedroom furniture

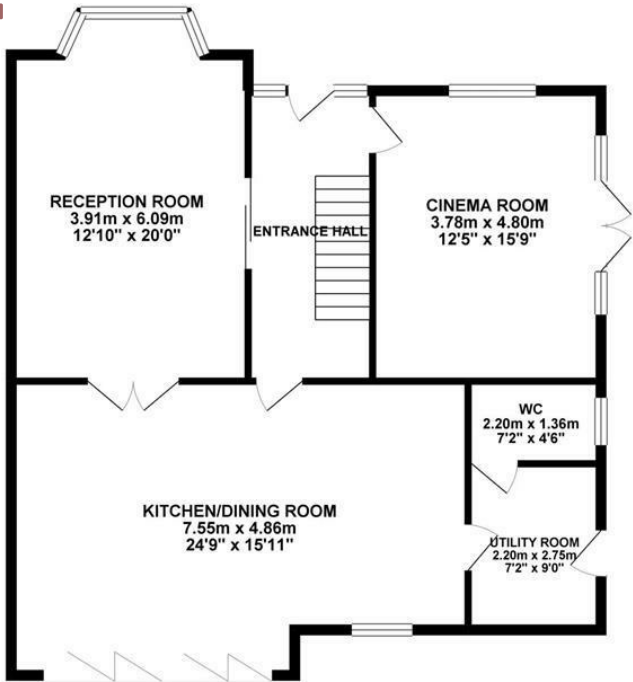
LED light stripes to the ceiling (vaulted)

Bespoke head board and lighting.

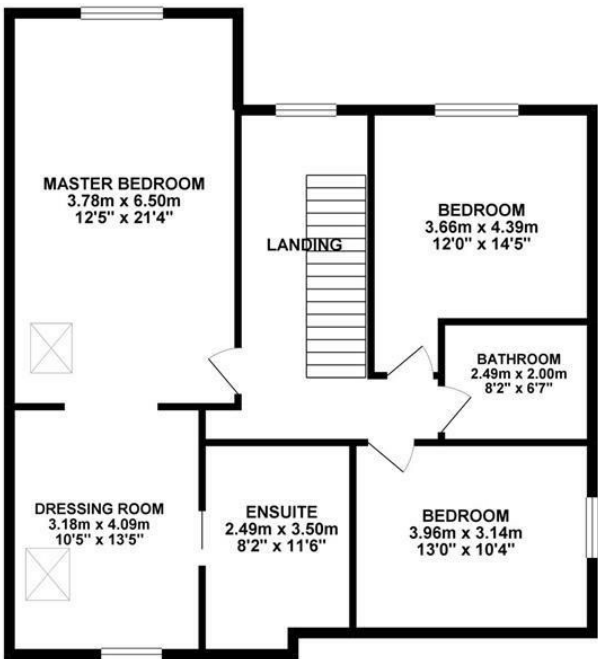




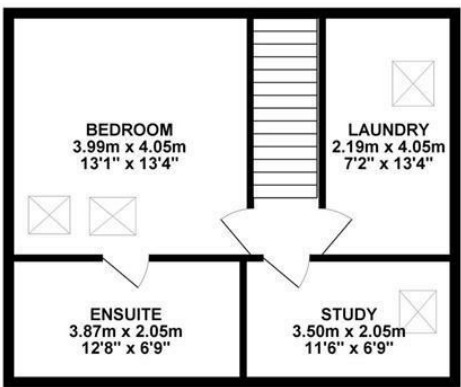
GROUND FLOOR 95.0388806006818 sq. m.
(1022.99 sq. ft.)



1ST FLOOR 92.8974655351917 sq. m.
(999.94 sq. ft.)



2ND FLOOR 47.80790423866397 sq. m.
(514.60 sq. ft.)



TOTAL FLOOR AREA : 235.74 sq. m. (2537.53 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All room dimensions given above are approximate measurements
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• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• They do not constitute an offer of contract for sale.
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

