



**Offices at:**  
19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE  
113 Commercial Road, Ashley Cross, Poole, BH14 0JD  
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

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## Canford Cliffs

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## 1 Nirvana, 9 Birchwood Road, Lower Parkstone, Poole BH14 9NW Guide Price £650,000 Freehold

A MODERN four storey town house in a SECURE GATED COMPLEX of just four properties. 2130 SQ FT of BRIGHT and SPACIOUS accommodation which is IMMACULATEDLY presented throughout. The property consists of LARGE kitchen/diner, LIVING ROOM opening onto the GARDEN, FOUR DOUBLE bedrooms; two of which have EN-SUITES, Family Bathroom, Utility room, and INTEGRAL GARAGE.

- FOUR DOUBLE BEDROOMS
- GATED COMPLEX
- ENTRY PHONE SYSTEM
- TRANQUIL LOCATION
- SECURE PARKING
- INTEGRAL GARAGE
- SOUTH FACING GARDEN
- SECURITY ALARM



Location

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

Nirvana is a MODERN four storey town house in a SECURE GATED COMPLEX of just four properties. The accommodation extends across 2130 SQ FT and is BRIGHT, SPACIOUS and IMMACULATELY presented throughout.

The property is arranged over FOUR FLOORS with the lower ground floor consisting of ample STORAGE space, LARGE UTILITY room and INTEGRAL GARAGE which can be accessed from the rear of the property. The ground floor boasts plenty of LIGHT, a WELL EQUIPPED kitchen with DINING AREA, spacious living room with PATIO DOORS onto the GARDEN and a W/C. The first and second floors consist of FOUR DOUBLE bedrooms (two with EN-SUITES) and a family bathroom.

LOWER GROUND FLOOR

Entrance Hallway

Utility Room

11'10 x 8'2 (3.61m x 2.49m)

Integral Garage

9'8 x 19'4 (2.95m x 5.89m)

GROUND FLOOR

Kitchen

13'11 x 12' (4.24m x 3.66m)

Cloakroom

Lounge

13'11 x 17'4 max (4.24m x 5.28m max)

FIRST FLOOR

Master Bedroom

13'11 x 17'4 (4.24m x 5.28m)

En-Suite Shower Room

Bedroom Two

13'8 x 9'9 (4.17m x 2.97m)

Bathroom

SECOND FLOOR

Bedroom Three

13'11 x 17'4 max (4.24m x 5.28m max)

Bedroom Four

13'11 x 13'8 (4.24m x 4.17m)

En-Suite Shower Room

