

Broadwater Avenue, Conifer Park, Lower Parkstone, BH14 8QY



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ESTATE AGENTS

# What it's got.

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Nestled within a sought-after location, this well-presented large detached family home offers an exceptional opportunity for those seeking a spacious and comfortable lifestyle. Boasting approximately 1244 sq. ft of living space, this property is ideal for families looking for an abundance of room to grow and thrive.

Upon entering, you are hit by the natural light that floods through the property and the hallway offers ample storage plus a downstairs cloakroom. The large dual aspect lounge/diner is a focal point of the home, offering a bright and airy space that is perfect for relaxation and entertaining with direct access to the garden. The kitchen/ breakfast room boasts pleasant views of the garden, offers plenty of storage/ work top surface space and even has a walk in pantry, a door leads through to the garden. Moving upstairs you will find four good sized bedrooms, the main family bathroom and more storage including a airing cupboard.

The residence further impresses with its south-facing secluded garden, providing a tranquil outdoor retreat to enjoy the sunshine and fresh air. There are an array of mature plant, shrub and tree borders. You even have your own cherry, apple and pear trees which serve the summer well with fruit. There is a summer house and a sun deck perfect for sunbathing & BBQ's.

For those in need of parking, a driveway and garage are available, offering ample space for several vehicles/boats.

Sitting on a good-sized plot, this property offers plenty of potential for future expansion or landscaping projects, allowing residents to truly make this house their own. With the potential of no forward chain, the process of securing this property is streamlined and hassle-free.

Overall, this lovely family home presents a rare opportunity to acquire a spacious and well-appointed residence in a highly desirable location. Whether you are looking to upgrade to a larger property or settle down in a family-friendly neighbourhood, this impressive home is sure to exceed your expectations. Contact us today to arrange a viewing and discover the endless possibilities that await you at this exceptional property.







## What the owner says.

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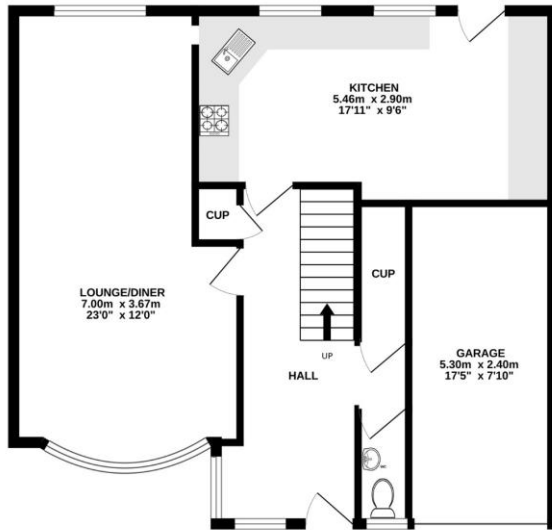
“Totally secluded sunny & south facing rear gardens with lawns, barbecue patio area, large wooden decking & summer house. Uniquely, it has bungalows both to the rear & in front of the property, making it extra private. Extra patio space for RIB or boats, vehicles, etc, behind front hedging & with lawn & shrubs. Large & bright kitchen is a real key feature with windows directly on to the sunny garden. Superb location, with first class schools, Lilliput shops, Poole Harbour & Whitecliff Park, & it’s been an amazing & bright & versatile active family home with four bedrooms & lots of extra space. Very friendly neighbours & a safe neighbourhood; it’ll be sad leaving after so many wonderful memories, with especially the children so happy & active when growing up.”

## Where it is.

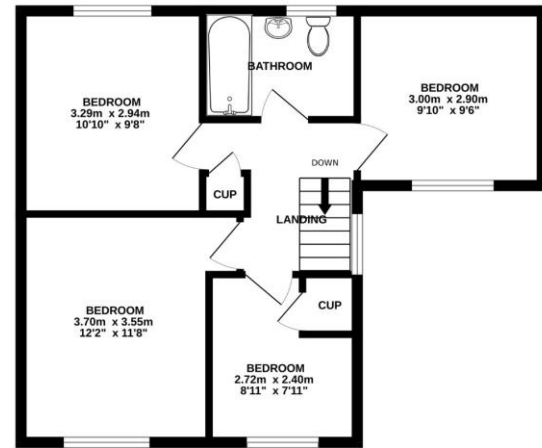
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Situated in a popular location close to the Harbourside, the award winning beaches of Sandbanks and local amenities, residents will enjoy the convenience of Lilliput shops and vibrancy of the surrounding area. With a favoured school catchment, families can rest assured that educational opportunities are within easy reach. Also nearby is the ever popular urban village of Ashley Cross with its array of fashionable bars, trendy bistros, cafes and facilities. Parkstone train station benefits from direct routes to Waterloo, London making it ideal to commute.

GROUND FLOOR  
69.0 sq.m. (743 sq.ft.) approx.



1ST FLOOR  
46.6 sq.m. (501 sq.ft.) approx.



TOTAL FLOOR AREA: 115.6 sq.m. (1244 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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## Technical bits.

- Approx. 1244 sq ft of accommodation
- Energy rating – D
- Four bedrooms
- Driveway & garage
- Good sized plot
- Popular location close to harbourside, beaches, amenities & schools
- Large dual aspect lounge/diner
- South facing secluded garden
- Favoured school catchment
- No forward chain

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.