

Spur Hill Avenue, Lower Parkstone, Poole BH14



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What it's got.

The 1930s front elevation fits perfectly with the street scene. On entering, this beautiful, traditional property presents an ultra-modern and extremely well-appointed interior. The stylish, 'on trend' black and glass doors to the lounge and kitchen allow the natural flow of light to flood through.

The kitchen/diner/family room extends from the front of the property to the rear, giving this room 'Wow' factor and providing a great entertaining space. The modern German kitchen boasts a range of high specification fixtures and fittings, with ample storage and top of the range integrated appliances. The breakfast bar is large and seats 4 with the remainder of the room presenting itself well for dining and living. There is a feature floor to ceiling window to the front and bi-fold doors to the rear. The lounge is a fabulous size, flooded with light from the bespoke skylights and full width large sliding aluminium doors to the garden, bringing the outside in. The rotating wood burner provides the focal point. On this level you have a tastefully decorated bedroom with en-suite and bespoke wardrobes.

Moving upstairs you find the master bedroom with a superb walk-in shower/wet room. There are two further bedrooms and a good sized main family bathroom with eaves storage.

The private, south-facing, manicured & landscaped garden consists of a lawn area, beautifully tiled porcelain patio areas, steps and walls, providing zones for relaxation, BBQ's and gatherings. The garden is surrounded by an array of mature planting.

To the front there is off road parking for several cars and a garage.





Agent Pointers.

Replacement 1930's style solid oak internal doors
Acova column radiators throughout
Aluminium windows side & rear

Hall & Lounge

Solid oak parquet flooring - Ted Todd
Rotating Aga Wood Burner

Kitchen

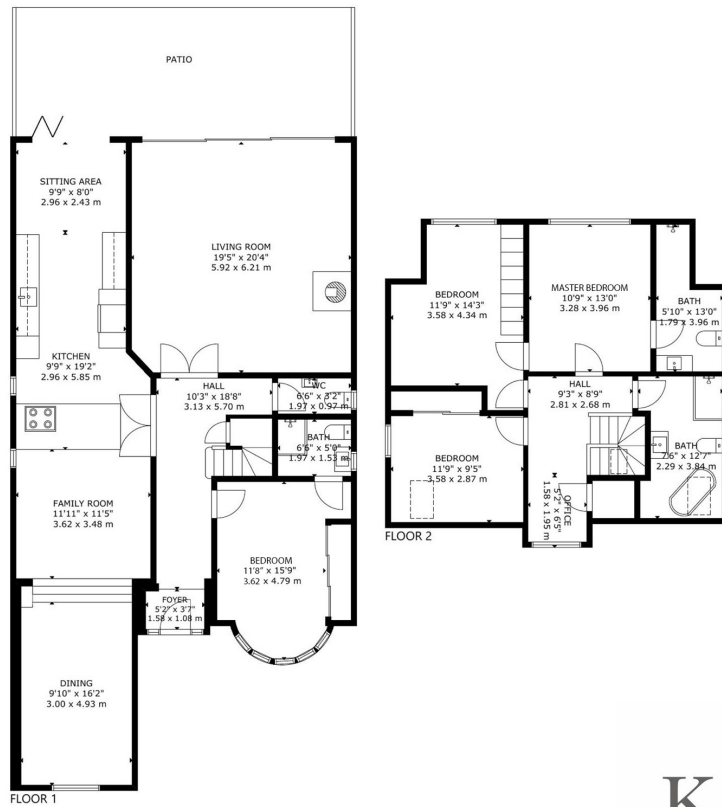
German Fitted Kitchen with Caesarstone worktops
De Dietrich Induction Hob & Extractor
Neff Oven
Bosch Dishwasher
Neff Washing Machine
Mandarin Stone wall and floor tiles - extending onto patio



Where it is.

Spur Hill Avenue is a popular residential road. It is a 5 minute walk to Penn Hill village with an array of restaurants and shops. From here you can walk to Branksome train station with direct routes to Waterloo, London. There is a pleasant walk from the house down to the beaches of both Branksome Chine & Canford Cliffs/Sandbanks. Both Poole & Bournemouth town centre are in easy reach.





GROSS INTERNAL AREA
TOTAL: 205 m²/2201 sq ft
FLOOR 1: 136 m²/1457 sq ft, FLOOR 2: 69 m²/744 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 2201 sq. ft. in accommodation
- Stylish & tasteful design throughout
- High specification fixtures & fittings
- Four double bedrooms (one downstairs)
- Beautifully landscaped South Facing Garden
- Energy Rating C
- High specification fixtures & fittings
- Three well-appointed bathrooms
- Garage & driveway
- 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.