

Alton Road, Lower Parkstone, BH14



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# What it's got.

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The property showcases the epitome of modern luxury living with its stunning design and high-quality finishes. Walking through 'american' style metre wide front door you are instantly impressed by a spacious entrance reception with a vaulted ceiling and apex window allowing the natural light to flow through. Featuring four double bedrooms, ensuring ample space for a growing family or those seeking extra room for guests. With three bathrooms, including two en-suites, and an additional downstairs cloakroom, convenience and privacy are prioritised within this exquisite home.

The ground floor boasts a large separate lounge, perfect for relaxation and entertaining, while the impressive open plan kitchen/diner/family room provides a seamless flow of space for every-day living. The kitchen boasts an exceptional finish with top-of-the-range appliances and sleek, contemporary fixtures. Every detail has been carefully considered, resulting in an extremely high specification throughout, guaranteeing both style and functionality.

Step outside, and you will be met with a good-sized landscaped garden, ideal for outdoor dining, children's play or simply enjoying the tranquillity of the surroundings. The property also benefits from an oversized garage and additional utility room & downstairs cloakroom, ensuring ample storage space and ease of daily living. With a 10-year build warranty, buyers can have complete peace of mind that their investment is protected for the long term.

In conclusion, this property represents an exceptional opportunity to acquire a truly outstanding home with an emphasis on quality and style. With its spacious living accommodation and desirable location, this is a property that will undoubtedly impress even the most discerning buyers. Don't miss your chance to own this exquisite home and enjoy the best of modern living in a tasteful and well-designed space.





# Specifications.

Wet underfloor heating with 9 zone manifold, zoned Heatmiser temperature control with app control

Bespoke kitchen with Neff appliances including double oven, induction hob, full height fridge, under counter freezer, dishwasher & Quooker tap.

Utility room with Samsung wifi controlled washing machine and tumble dryer

Feature chimney breast with inset for TV and electric flame effect 3 sided glass fire

Cat 5 cabling, combination of downlights and feature lighting

Master suite with walk in wardrobe with light open hanging, shelves and draws.

Ensuite with large shower, vanity and low level lighting. Underfloor electric heating and fully tiled

Main bathroom, freestanding bath, walk in shower, vanity, toilet and low level lighting. Underfloor electric heating and fully tiled

Ensuite to bed 3, shower, vanity, WC and fully tiled

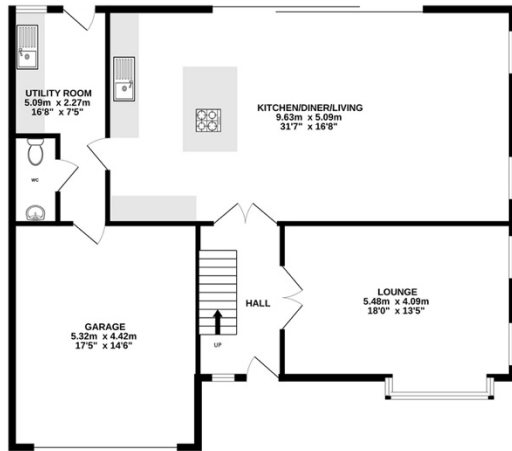
Balcony off bedroom three with composite decking and frameless glass balustrades

Large garage with all utilities, boiler, cylinder and consumer unit and sectional electric door

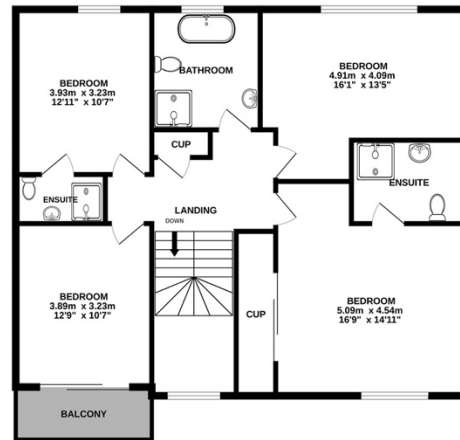
# Where it is.

This property is positioned in a prime location in the heart of Lower Parkstone. You can walk to the nearby schools Courthill Infants, Baden Powell & St Peters Juniors and BCS private school. Ashley Cross is a short walk away with its array of amenities, shopping facilities, trendy bars & bistros with the train station offering direct routes to Waterloo, London. The award winning beaches of Sandbanks are nearby and the town centres of Poole & Bournemouth too

GROUND FLOOR  
112.6 sq.m. (1212 sq.ft.) approx.



1ST FLOOR  
97.8 sq.m. (1052 sq.ft.) approx.



TOTAL FLOOR AREA : 210.3 sq.m. (2264 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 2500 Sq. Ft
- Three bathroom (two en-suite) plus downstairs cloakroom
- Impressive open plan kitchen/diner/family room
- Oversized garage & utility room
- Four double bedrooms
- Large separate lounge
- Extremely high specification throughout
- Good sized landscaped garden
- 10 year build warranty

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.