

Broadwater Avenue, Lower Parkstone, BH14



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ESTATE AGENTS

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What it's got.

Step into contemporary comfort with this beautifully modernised and remodelled three-bedroom detached house, perfectly positioned within a sought-after residential development.

Offering approximately 1531.8 square feet of thoughtfully designed living space, this inviting home is ideal for families and professionals alike, benefitting from a popular school catchment and the convenience of no forward chain. Walking into the property you are instantly hit by the natural light flowing through with plenty of bespoke oak & glass staircase, built in storage cupboards and a downstairs shower/cloakroom.

The heart of the property is a stunning open plan kitchen/diner/family room, seamlessly blending style with practicality to create the ultimate hub for entertaining, relaxing, or working from home. The kitchen features sleek cabinetry and integrated appliances, a central island makes meal preparation a delight, while the spacious lounge and dining zones offer ample room for gatherings or quiet evenings. The lounge area comes with a featured tiled stone effect media wall with contemporary gas fire and shelving either side. The dining area offers plenty of space for dining furniture with a built in window seat and storage under. This room has been meticulously design to a high specification with glossy porcelain tiling throughout and tasteful decor and aluminum sliding doors lead to the garden.

Three generously sized bedrooms provide flexible accommodation, with the principal bedroom promising a tranquil retreat with its own sunny balcony with glass balustrade. There are two further bedrooms easily adapting to guest, children's, or office needs and a main modern bathroom completes this level. **Agents Note-** The property was formally a four bedroom but the owners took down a wall to create a large master bedroom however, provisions are still place if the next owner wanted to make back into a four bedroom. The garden boasts a South facing aspect ideal for bbq's, socialising and sunbathing. There is a large paved patio area leading onto a lawned area with some plant borders.

A garage and private driveway provide secure parking and further storage options, enhancing every-day practicality.





What the owner says.

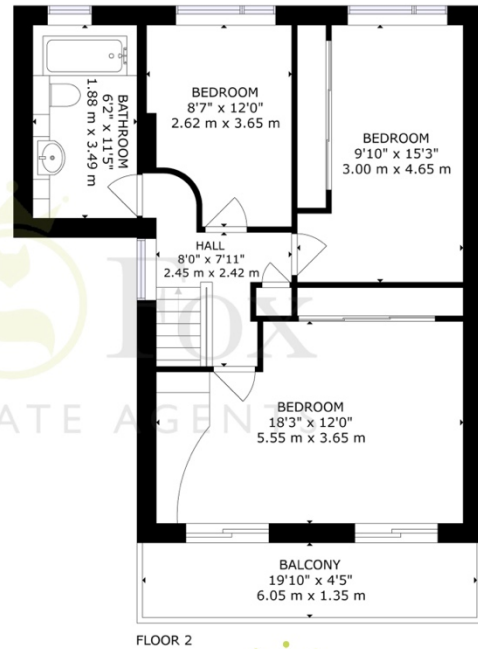
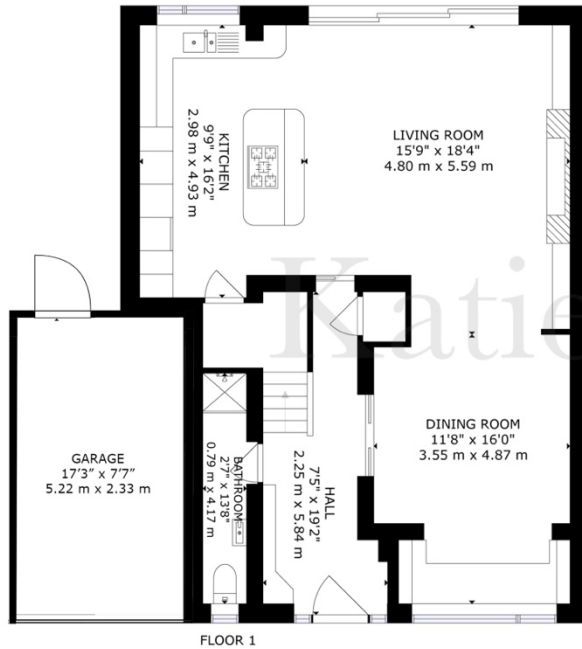
“After nearly 27 years of living here, raising a family that attended the excellent local schools, it is now time to move onto the next chapter of our lives. We will be sad to say goodbye to our neighbourhood and hope the new owners have as much pleasure from this house as we have.”



Where it is.

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.





GROSS INTERNAL AREA
FLOOR 1: 808 sq.ft, 75 m², FLOOR 2: 622 sq.ft, 58 m²
EXCLUDED AREAS: BALCONY: 88 sq.ft, 8 m²
GARAGE: 133 SQ.FT, 12 m²
TOTAL: 1430 sq.ft, 133 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1531.8 Sq. Ft in accommodation
- Three bedroom & two bathroom (downstairs shower room)
- Garage and driveway
- Close to local amenities, parks, schools and the beach
- EPC - C
- Superb open plan kitchen/lounge/diner
- Popular school catchment
- Sunny south facing garden
- No forward chain
- Nearby to Ashely Cross & the train station

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.