



Vega

ALTON ROAD, LOWER PARKSTONE, POOLE, DORSET, BH14 8SN

Tailor Made

ESTATE AGENTS



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Perfect new build family home

This fantastic home has been built with every comfort and convenience in mind. The layout is perfect for families offering spacious and stylish accommodation in a traditional layout with a large plot providing a delightful garden and generous driveway. Set on a quiet road within easy walking distance of good schools and local shops and restaurants it's a must see!

- Gorgeous brand new family home
- Almost 2,300 sq ft of accommodation
- Fantastic open plan kitchen/living connecting to large landscaped private garden
- Separate utility room
- Additional reception room
- Four double bedrooms/three bathrooms
- Meticulous attention to detail and stylish specifications throughout
- Integral double garage and plenty of driveway parking
- Perfect location walking distance to local amenities
- and Ofsted 'good' schools
- 10 years builders' warranty

Local Authority: BCP Council, BCP • Tax Band: F • EPC: C



FOR SALE: FREEHOLD



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ACCOMMODATION

This spacious new build home is beautifully designed to offer the ultimate in convenient and luxurious family living.

Every element has been carefully considered and executed to the highest standards to offer not only functionality but also stylish and elegant interiors.

The property is fronted by a large driveway providing off road parking for several vehicles. An integral double garage provides further parking and storage space.

The oversize front door opens into a welcoming hallway featuring a bespoke staircase and lighting. The ground floor is laid out with a beautiful open plan kitchen/dining/living space across the back of the home with glazed access to the garden. The kitchen is modern and fully fitted with branded integral appliances and luxurious waterfall worktops to the island unit which is ideal for socialising and informal dining. The lounge area mirrors the marble finishes in a gorgeous media wall with integral modern fireplace.

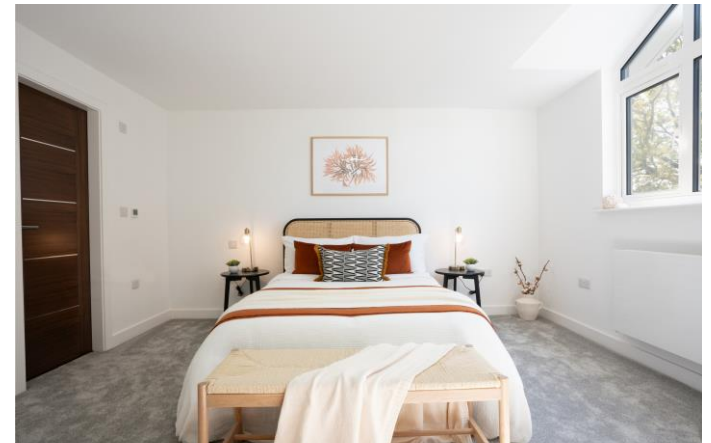
There is a further separate reception room to the front of the house and a large utility room and guest w/c complete the level.

Upstairs there is a generous principal bedroom suite with walk in wardrobes and a luxurious ensuite bathroom featuring walk in shower. Bedroom two also offers an ensuite shower room. Bedroom three has a charming balcony to the front aspect and shares a deluxe family bathroom with bedroom four.

To the rear there is a fantastic sized garden zoned into terraces with patio, lawns and ample space for vegetable gardening, children's play equipment, a hot tub area or further landscaping.

The house will come with a 10 year Builders Warranty.







LOCATION

Alton Road is situated in Lower Parkstone which is an affluent suburb of Poole, popular with families and those looking to enjoy the coastal lifestyle.

The property is withing good school catchments and just 10 minutes' walk to the highly regarded Baden Powell Junior school.

The village centre at Ashley Cross is also less than half a mile from your door offering a lovely selection of pubs and restaurants, quality independent shops including bakery, fishmongers, butchers, wine merchant and a choice of delicatessens.

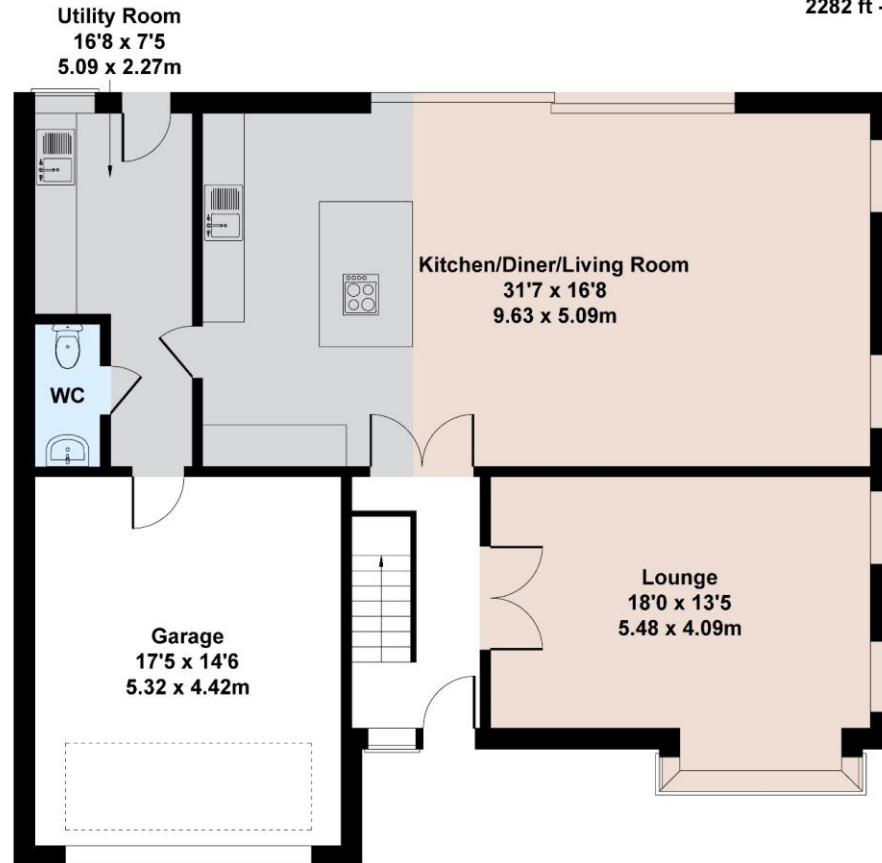
Whitecliff Park is also around half a mile from the property with harbour access, Parkstone Yacht Club, a cycleway through to Poole Quay, children's playpark and a wide range of sporting activities on offer.

Close by, the internationally acknowledged, Sandbanks boasts the largest natural harbour in Europe (the second largest natural harbour in the world) with miles of golden sand and sheltered waters. It is perfect for either learning the latest water sport or simply lazing on the beach in the sun.

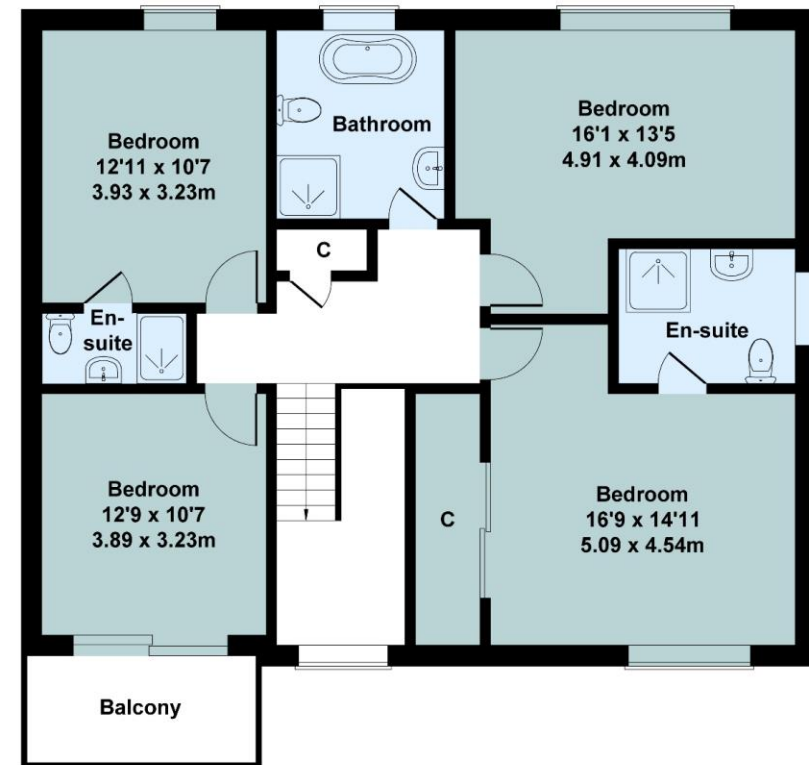
The beautiful award-winning sandy beaches are only a short walk away while the open sea offers some of the best sailing and coastline right on your doorstep. The Sandbanks Chain Ferry crosses the short stretch of water across to the Purbecks, giving access to Shell Bay, Swanage and the rest of the magnificent Jurassic coastline and stunning Purbeck countryside.

Vega, 21 Alton Road, Poole, BH14 8SN

Approximate Gross Internal Area
2282 ft - 212 m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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AGENTS NOTES: EVERY ATTEMPT HAS BEEN MADE TO ENSURE ACCURACY, HOWEVER THESE PROPERTY PARTICULARS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY HAVE BEEN PREPARED IN GOOD FAITH AND THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OF CONTRACT. WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF ANY FIXTURE OR FITTINGS. LEASE DETAILS, SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED PRIOR TO AGREEING A SALE. PRINTED 00/00/00

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	81
EU Directive 2002/91/EC			



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