



7 Munster Road, Lower Parkstone, Poole, BH14 9PS

BERKELEYS

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A very stylish and contemporary high specification home offering luxury accommodation arranged over just two floors and with an exquisite split-level garden. This home offers five bedrooms, six bathrooms all of which are in magnificent decorative order.

**£1,200,000** Freehold

The Lower Parkstone area offers easy access to the renowned award-winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills. Penn Hill Village is a short walk away with a variety of shops, restaurants, and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway to London. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.



This bright and spacious home provides versatile flexible accommodation throughout, extending to 2509 sqft. excluding the garage.

- Entrance foyer leading to all principal rooms.
- Stunning open plan living/kitchen/dining area, with bifold doors leading to exterior grounds.
- Modern fitted kitchen with fitted wall and base units, integrated NEFF appliances, integrated fridge/freezer, centre island, water softener and Quooker hot water tap.
- Spacious sun terrace, accessed via bifold doors from kitchen, dining, and studio room, this is the perfect spot to relax and unwind.
- Studio room (currently being used as utility room) with own separate entrance and access via foyer. This room also makes the ideal space for either an office or additional bedroom.
- Separate office.
- Double doors lead from dining area through to a hallway which provides access to a ground floor double bedroom with fitted wardrobes, ensuite shower room, and access to the front sun terrace.
- Separate downstairs wet room.
- A secondary office with double doors providing access out onto front sun terrace.
- Stairs up to the first floor with a delightful gallery landing.
- Primary bedroom with feature beams, walk in dressing room, ensuite bathroom, and Juliet balcony.
- Second double bedroom with feature beams, fitted wardrobes, ensuite shower room and Juliet balcony.
- Third double bedroom with fitted wardrobes and ensuite shower room.
- Separate family bathroom.



- Large front deck taking in the surrounding landscape with plenty of room for outdoor seating and dining, making it the perfect space for entertaining.
- Spectacular views from the primary and second bedroom.
- Separate double garage with power and lighting.
- Driveway to the side of the property, providing plenty of off-road parking.
- Undercover car port to the rear side of the property.
- Council tax band E.
- Solar Panels with feed in-tariff
- Planning permission with foundations laid for a balcony off Primary Bedroom.

Welcome to this charming, five-bedroom, six-bathroom home located in a quiet, and family friendly neighbourhood. As you step inside, you'll be greeted by an open and airy entrance hall, providing access to the dining room, combined with living room and kitchen, complete with large windows and bifold doors that allow plenty of natural light throughout.

The kitchen features sleek, modern appliances with ample counter and cabinet space, making meal prep a breeze, with a feature centre island.

Stepping outside, a delightful sun terrace situated in between the kitchen and studio room provides the perfect outdoor entertaining or relaxing area.

The ground floor also provides a downstairs double bedroom with ensuite, two office areas, separate wet room and studio room.

The spacious primary bedroom boasts a walk-in dressing room, ensuite and Juliet balcony with delightful landscape and partial sea glimpses.

The two additional bedrooms also benefit from having their own ensuites and fitted wardrobes, and there is also separate family bathroom with a luxurious soaking tub.

With its warm and inviting atmosphere and convenient location this is the perfect place to call home.





GROSS INTERNAL AREA  
 FLOOR 1: 1553 sq. ft, 144 m<sup>2</sup>, FLOOR 2: 956 sq. ft, 89 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 208 sq. ft, 19 m<sup>2</sup>  
 GARAGE: 245 sq. ft, 23m<sup>2</sup>  
 TOTAL: 2,754 sq. ft, 256 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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