



Birchwood Road  
Lower Parkstone Poole BH14 9NP  
£3,750 Per month







## Details

Exceptional modern family home combining contemporary luxury with practical family living in the desirable location of Birchwood Road offering over 2,500 sq ft of versatile accommodation.

### Property Comprises

Inside, the accommodation is arranged over three levels. The lower ground floor features a generous integral garage, a cloakroom, and a welcoming lobby. The upper ground floor offers generous living and entertaining space, including separate sitting and dining rooms which could be used as an additional bedroom or study, and an impressive 26' x 25' vaulted kitchen/family room. This striking open plan area includes a contemporary kitchen with a central island and bi-fold doors opening onto a south facing garden, seamlessly connecting the indoors with the landscaped, low maintenance rear garden.

The accommodation is thoughtfully arranged over two levels, with four spacious bedrooms. The top floor hosts a the master bedroom with a walk through dressing area and en suite shower room. A guest suite offers similar facilities, while bedrooms three and four share a beautifully appointed family bathroom.

Externally, the property is equally impressive. The block-paved driveway provides gated off-road parking, while the south-facing rear garden offers an inviting patio area and artificial lawn, perfect for relaxing or entertaining all year round. Less than half a mile from Penn Hill Village, the property also falls within the Courthill and Baden Powell school catchment.

EPC Rating - C  
Council Tax Band - G







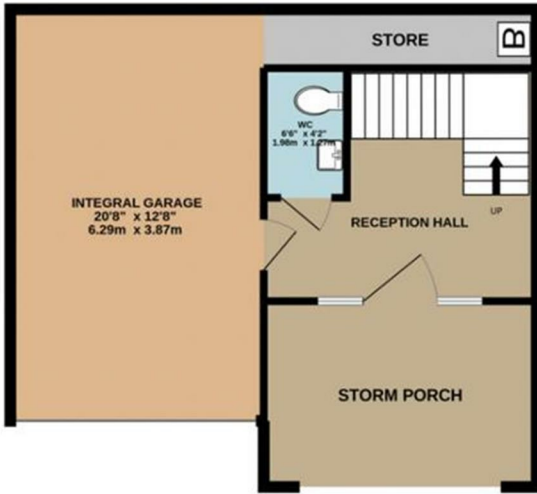
## More Information

- Arranged Over 2,500 Sq Ft
  - Versatile Living
- Courthill & Baden Powell Catchment
- Landscaped South Facing Garden
  - Generous Integral Garage
    - Gated Driveway
  - Three Reception Rooms
- Impressive Open Plan Kitchen Lounge Diner



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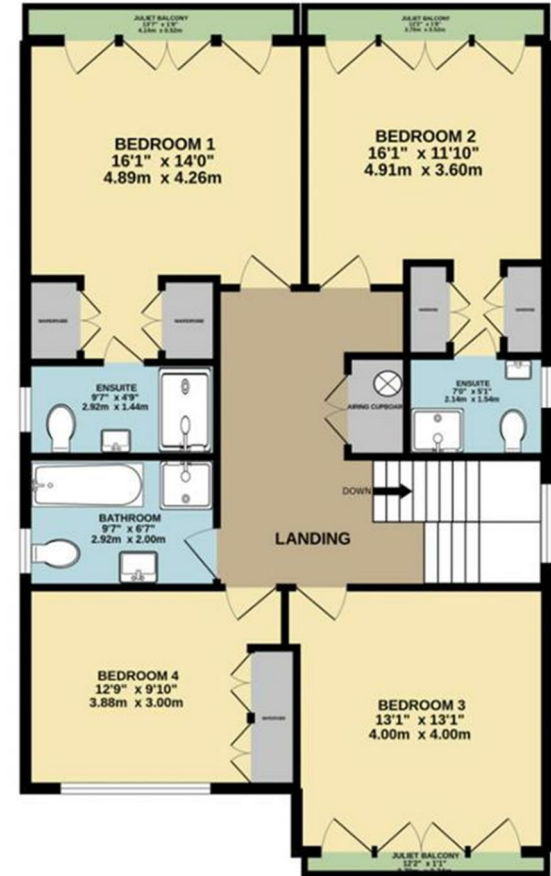
ENTRANCE FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



RAISED GROUND FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.



UPPER FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



BIRCHWOOD ROAD

TOTAL FLOOR AREA : 2738 sq.ft. (254.4 sq.m.) 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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