



CHINES



The Chines, Delhi Close
Lower Parkstone, Poole, Dorset, BH14 9NR



The Chines, Delhi Close

Lower Parkstone, Poole, Dorset, BH14 9NR

Freehold Price: £800,000

The Chines is a small exclusive development of just four town houses built in 2016 by a reputable local developer. This luxury gated development is positioned at the end of a quiet cul-de-sac within the heart of Lower Parkstone and in close proximity of the prestigious Parkstone Golf Course. The property is positioned at the rear of the development benefitting a large private south facing rear garden with attractive tree top views from the upper floors and balconies. The accommodation is set over four levels and comprises; a large open plan contemporary kitchen/living/dining room on the lower ground floor with bi-folding doors to the rear patio and south facing garden, stairs lead up to a spacious lounge with floor to ceiling windows and a feature mezzanine area, utility room, wc and the entrance hall on the ground floor level. The stairs to the first floor lead to 2 double bedrooms, 1 family bathroom and an en-suite shower room, built in wardrobes and a south facing balcony to the 2nd bedroom. Further stairs lead to the top floor with a master bedroom, spacious en-suite four-piece bathroom and a south facing balcony with tree top views and bedroom 4. There are two allocated parking spaces to the front of the development and a private lockable outside storage cupboard for bikes. It is worthy of a mention that this particular property was the first in the development to sell because of the premium south facing position.

- One of 4 town houses built in 2016 by a reputable local developer
- Lower ground floor open plan kitchen/lounge/dining room. The stylish kitchen was fitted by Kitchen Elegance with handleless units with soft close cabinet doors, stone worktops, glass splashbacks and LED under cabinet lighting. All integrated appliances are Siemens including dishwasher, fridge/freezer, hob and double oven.
- Bi-fold patio doors from the lower ground level to a spacious patio area with steps to the mature garden with a large lawn area
- Stunning separate lounge with a feature mezzanine area looking out to the patio area and lower ground lounge
- 4 spacious bedrooms, 2 with en-suites, fitted wardrobes and south facing balconies
- 3 luxurious bathroom suites, modern vanity units and Duravit sanitaryware with Vado/Grohe brassware taps and a cloakroom located on the ground floor
- 2 allocated parking spaces set behind private electronic gates and private lockable storage cupboard for bikes
- The house is finished with stunning flooring including Porcelanosa tiling, Walnut flooring, deep pile carpets and all doors internally are Walnut faced. There is underfloor heating to the kitchen/lounge/dining room and a pressurised hot water cylinder and system boiler. There is low energy lighting throughout, TV/Sky+, cat5 cabling throughout and an integrated wired alarm system. There is also additional fabulous feature lighting to the patio, both balconies and the entrance door.

This exclusive property is set in the heart of Lower Parkstone. Penn Hill is within a 10 minute walk offering pubs, restaurants and shops. Ashley Cross is set just under 1 mile away offering a wider variety of bars, restaurants, shops, train station and green area. Poole and Bournemouth town centres are both within 3 miles with train/bus stations, retail shops and much more. The prestigious Parkstone Golf Club is a 10 minute walk away and this area offers lots of local dog walks to beautiful view points and towards the beach.

EPC Rating: tbc

Council Tax Band: F

www.hearnes.com

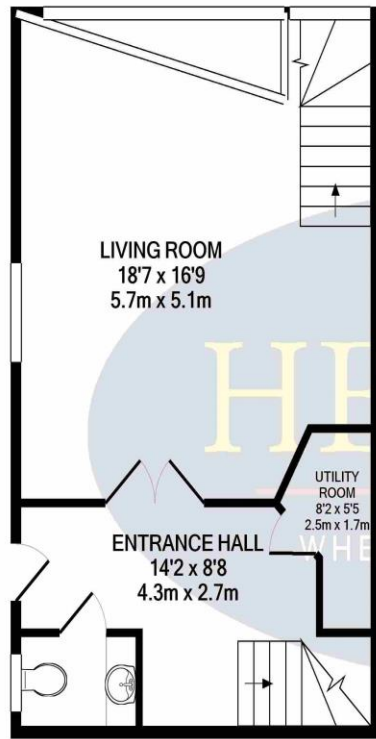




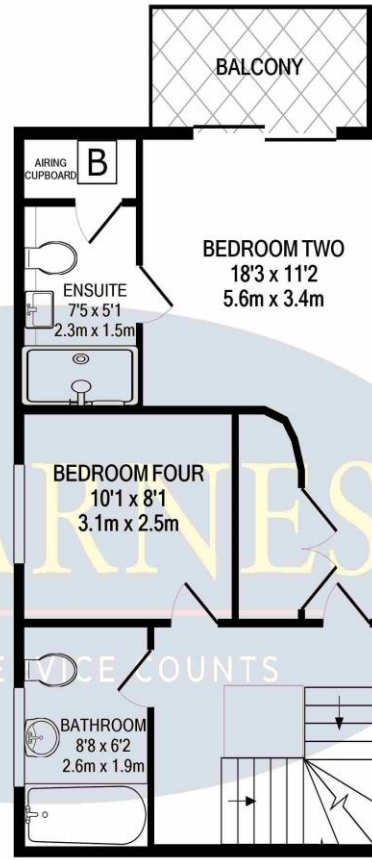




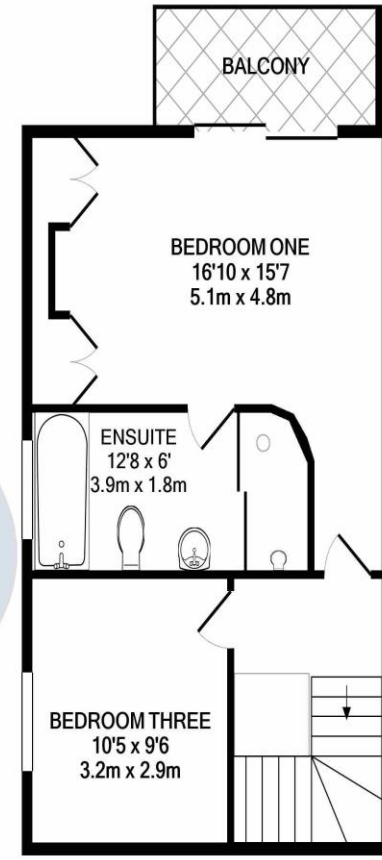
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1826 SQ.FT. (169.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE