

45 Holywell Close
West Canford Heath
Poole BH17 9BG

Price **£450,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW
SITUATED AT THE END OF A QUIET CUL-DE-SAC
BENEFITTING FROM A SIZEABLE REAR GARDEN
AND NO FORWARD CHAIN.



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

- * **ENTRANCE HALLWAY 20'6" (MAXIMUM) x 10'6" (MAXIMUM)
(6.28m x 3.23m)**
 - * **SITTING ROOM 15'4" x 12'4" (4.69m x 3.78m)**
 - * **DINING ROOM 9'9" x 9'7" (3.02m x 2.96m)**
 - * **KITCHEN 11'6" x 9'2" (3.54m x 2.8m)**
 - * **BEDROOM ONE 12'8" x 9'9" (3.9m x 3.02m)**
- * **EN SUITE SHOWER ROOM 6'4" x 4'9" (1.95m x 1.49m)**
 - * **BEDROOM TWO 13'1" x 9'8" (3.99m x 2.99m)**
- * **BEDROOM THREE 13' x 8'6" (MAXIMUM) (3.96m x 2.62m)**
 - * **FAMILY BATHROOM 6'7" x 5'8" (2.04m x 1.77m)**
 - * **FRONT AND REAR GARDENS**
 - * **DRIVEWAY PARKING**
- * **INTEGRAL SINGLE GARAGE 20'1" x 9'7" (6.13m x 2.96m)**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the open storm porch, a UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has telephone point, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. The spacious sitting room has sliding patio doors leading to the rear garden, TV point, central fireplace with inset gas fire and wooden mantel and an archway leading through to the dining room which has window to rear aspect with pleasant views over the garden. The kitchen has window to front aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, access into the single garage, space for tall fridge/freezer and washing machine and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to rear aspect and benefits from a range of fitted furniture to include wardrobes, cupboards and dressing table. The en suite shower room has frosted window to side aspect, fully tiled walls, pedestal wash hand basin with hot and cold tap, low level flush WC and shower cubicle with 'Mira' shower. Bedrooms two and three both have windows to front aspect with bedroom two benefitting from fitted wardrobes with double opening doors and cupboards above. The family bathroom has frosted window to front aspect, fully tiled walls and flooring, pedestal wash hand basin with mixer tap, low level flush WC and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking in turn leading to the single garage which has electric roller up and over door, access to kitchen, double glazed frosted window and door to rear, light, power, space for washing machine and fridge and wall mounted 'Glow-worm' boiler. One of the main features of this property is the sizeable and secluded rear garden which has a patio and deck running adjacent providing seating with the remainder being laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for summer house and shed.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the next roundabout turn left into Tollerford Road and Holywell Close is the sixth turning on the right hand side.

COUNCIL TAX: Band E BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1713