

383 Verity Crescent  
Canford Heath  
Poole BH17 8TS

Price **£365,000** Freehold



A SUPERBLY PRESENTED DETACHED FAMILY BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM OFF ROAD PARKING, SINGLE GARAGE AND SECLUDED SOUTH FACING REAR GARDEN.



**\* SPACIOUS ENTRANCE HALLWAY**

**\* LOUNGE/DINING ROOM 20' 6" X 13' 7" (6.28m x 4.18m)**

**\* KITCHEN 12' 6" X 7' 9" (3.84m x 2.41m)**

**\* BEDROOM ONE 11' X 10' 8" (3.35m x 3.29m)**

**\* BEDROOM TWO 10' 6" X 9' 4" (3.23m x 2.87m)**

**\* BEDROOM THREE 9' 5" X 7' 9" (2.9m x 2.41m)**

**\* SHOWER ROOM 5' 7" X 5' 4" (1.74m x 1.65m)**

**\* CLOAKROOM 5' 7" X 2' 7" (1.74m x 0.82m)**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* FRONT AND REAR GARDENS**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

At the side of the property, via an open storm porch, a double glazed frosted front door with matching side screen gives access into the light and airy hallway which has telephone point, loft access via a hatch and storage cupboard with single panel radiator and slatted shelving. The spacious lounge/dining room has window and double opening doors to the rear, serving hatch through to the kitchen and TV point. The modern fitted kitchen has window and frosted door to side, larder cupboard, range of wall and floor mounted cupboards, working surfaces over, single sink with drainer and mixer tap, wall mounted 'Worcester' boiler, nest of three drawers, space for washing machine and fridge/freezer and integrated appliances to include oven and four ring hob.

Bedroom one and bedroom three both have windows to front aspect and bedroom two has window to side aspect. The shower room has frosted window to side, fully tiled walls, vanity unit with inset wash hand basin and mixer tap and shower cubicle with sliding door and 'Mira' shower. The separate cloakroom has frosted window to side and low level flush WC.

To the front of the property is an area laid to lawn with mature shrub borders and a driveway providing off road parking for a number of vehicles which in turn leads to the single detached garage which has up and over door, light and power. The secluded and southerly facing rear garden has an area laid to shingle providing seating, in turn leading to the remainder which is predominantly laid to lawn, all of which are bound by timber fence and mature shrub borders. Access down the side of the property in turn leads to the front.





**DIRECTIONS:**

Proceed away from Broadstone along the Lower Blandford Road and upon reaching the Darbys Corner roundabout, take the second exit onto Canford Heath Road. At the next roundabout, take the second exit into Canford Heath Road. At the Ashdown roundabout take the third exit into Adastral Road and Verity Crescent is the second turning on the left hand side.

**COUNCIL TAX:** Band C. 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: R1750**