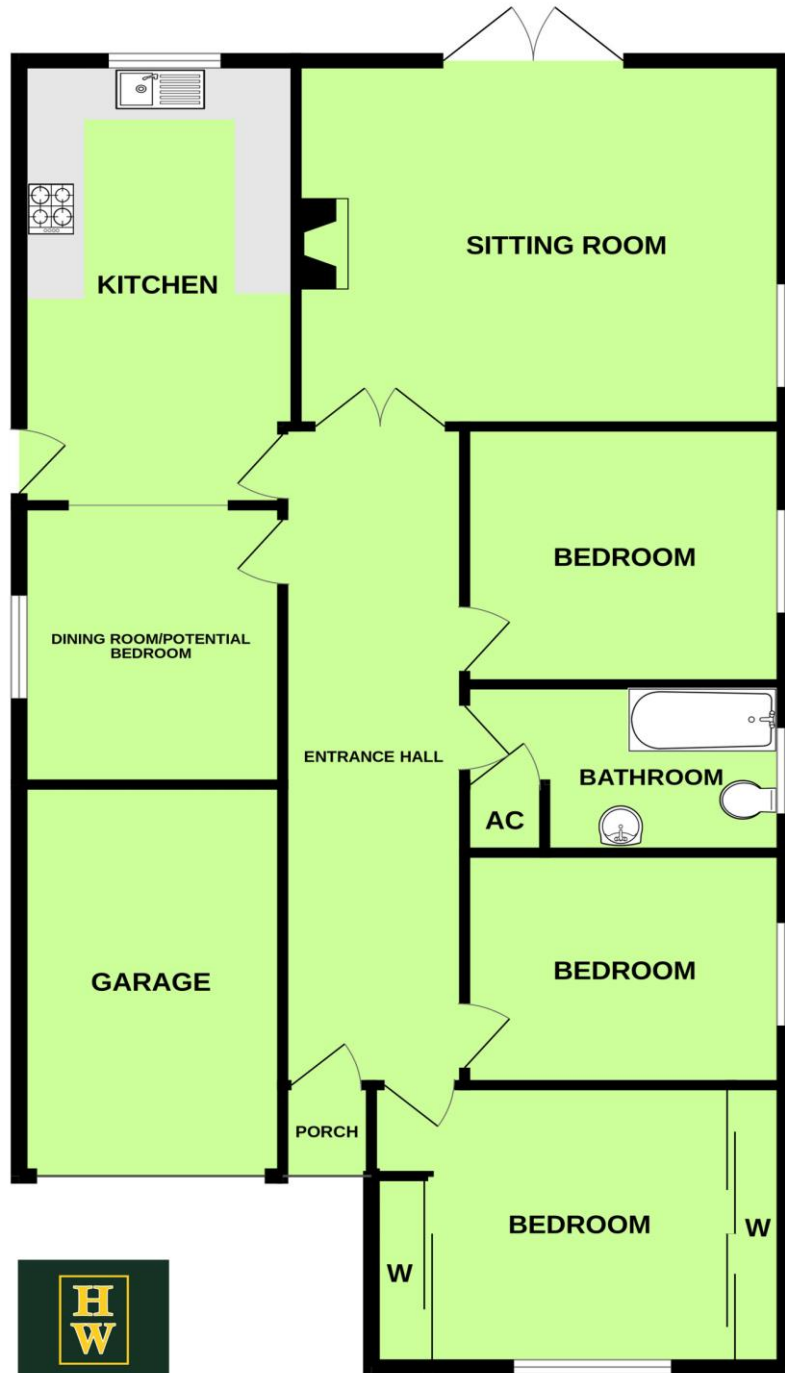


2 Cogdeane Road
West Canford Heath
Poole BH17 9AS

Price **£495,000** Freehold



A FULLY MODERNISED THREE BEDROOM,
TWO RECEPTION ROOM DETACHED FAMILY
BUNGALOW SITUATED IN A QUIET AND
SOUGHT AFTER LOCATION WITHIN CLOSE
PROXIMITY TO HEATHLAND. AN INTERNAL
VIEWING IS A MUST TO FULLY APPRECIATE.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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- * SIZEABLE ENTRANCE HALLWAY 26'7" x 6'3" (8.13m x 1.92m)**

- * LARGE LOUNGE OVERLOOKING LANDSCAPED REAR GARDEN
17'2" x 14'1" (5.24m x 4.29m)**

- * SPACIOUS MODERN FITTED KITCHEN 17'1" x 9'5" (5.21m x 2.89m)**

- * DINING ROOM/POTENTIAL BEDROOM 11'1" x 8'9" (3.38m x 2.71m)**

- * BEDROOM ONE 11' x 12'4" TO WARDROBE FRONTS (3.35m x 3.77m)**
 - * BEDROOM TWO 11'3" x 9'9" (3.44m x 3.01m)**

 - * BEDROOM THREE 11'5" x 8'9" (3.51m x 2.71m)**

- * FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE 11'3" x 6'4"
(3.44m x 1.95m)**
 - * DRIVEWAY PARKING FOR A NUMBER OF VEHICLES**

 - * SINGLE GARAGE WITH ELECTRIC UP AND OVER DOOR**

- * LANDSCAPED REAR GARDEN WITH SUMMERHOUSE AND SHED**
 - * UPVC DOUBLE GLAZED**

 - * GAS FIRED CENTRAL HEATING WITH RECENTLY FITTED
COMBINATION BOILER**







ABOUT THIS PROPERTY

This stunning three bedroom detached family home, on one of West Canford Heath's most desirable roads, perfectly balances style, space and convenience.

Step inside to find the spacious entrance hallway which has telephone point and doors leading to all rooms. The large lounge has double opening doors enjoying views over the sunny rear garden, further frosted window to side, TV point and central fireplace with inset electric fire, stone hearth, surround and mantel. The sizeable kitchen, serves as the heart of the home combining modern functionality with a welcoming atmosphere, having window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, double glazed frosted door to side, two nests of three drawers, space for washing machine, dishwasher and American style fridge/freezer and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. Off the kitchen, an archway leads through to the dining room, which could be converted into a bedroom, and has TV point, telephone point and frosted window to side aspect.

Bedroom one has window to front aspect and benefits from a range of fitted wardrobes with mirrored sliding doors. Bedrooms two and three both have windows to side aspect. The upgraded family bathroom has frosted window to side aspect, loft access via a hatch, storage cupboard with slatted shelving, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap, p-shaped bath with hot and cold tap and separate shower cubicle with shower.

To the front of the property, a block paved driveway provides off road parking for a number of vehicles in turn leading to the single garage which has electric up and over door, light and power. The good size landscaped rear garden has decking and patio areas providing ample seating with the remainder being laid to lawn, all of which are bound by mature shrub, timber fence and brick wall borders. Further decking to rear. Summerhouse with double opening doors, light and power. Garden shed. Access down the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout. Take the second exit into Canford Heath Road and at the next roundabout turn left into Tollerford Road. Cogdeane Road is the third turning on the left hand side.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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PRIVACY POLICY

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REF: R1912