

34 Warmwell Close  
Canford Heath  
Poole BH17 8AW

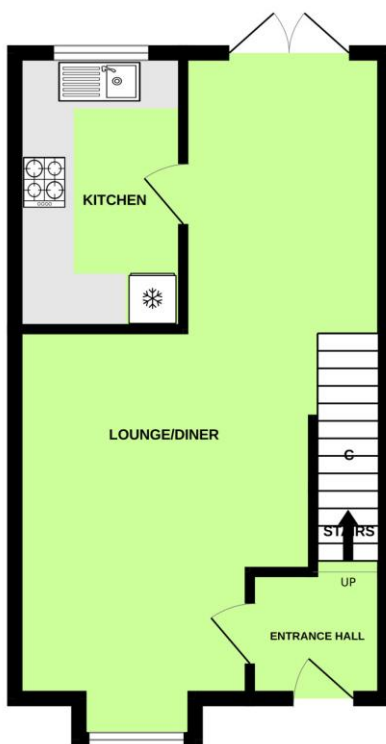
Price **£339,950** Freehold



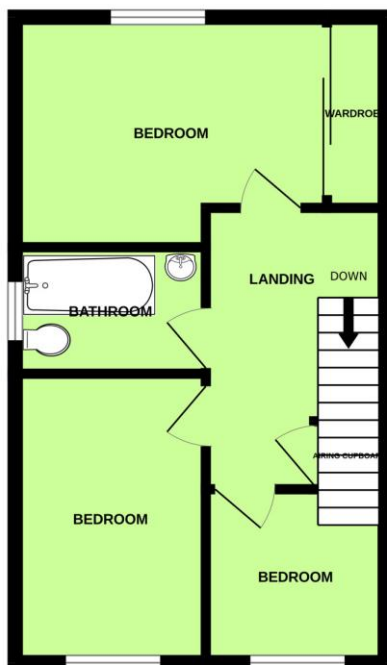
A SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM OFF ROAD PARKING, DETACHED SINGLE GARAGE AND SECLUDED REAR GARDEN. AN INTERNAL VIEWING IS RECOMMENDED.



GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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- \* **ENTRANCE HALL 6'1" x 4'8" (1.85m x 1.46m)**
- \* **LOUNGE 14'1" x 10'9" (4.29m x 3.32m)**
- \* **DINING AREA 15' x 7'2" (4.57m x 2.19m)**
- \* **KITCHEN 10'5" x 6'6" (3.2m x 2.01m)**
- \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM ONE 12'3" TO WARDROBE FRONT x 8'8" (3.74m x 2.68m)**
- \* **BEDROOM TWO 11'2" x 8' (3.41m x 2.43m)**
- \* **BEDROOM THREE 6'6" x 5'9" (2.01m x 1.79m)**
- \* **FAMILY BATHROOM 7'5" x 4'8" (2.3m x 1.46m)**
- \* **FRONT AND REAR GARDENS**
- \* **OFF ROAD PARKING**
- \* **DETACHED SINGLE GARAGE**
- \* **UPVC DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING WITH NEWLY INSTALLED 'GLOW WORM' COMBINATION BOILER**













**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hall which has fuse box and stairs rising to the first floor. The light and airy lounge has feature bay window to front aspect, TV point and central fireplace with inset electric fire with marble hearth, surround and mantel. The dining area has understairs storage cupboard and double opening doors leading to the rear garden. The modern fitted kitchen has a range of wall and floor mounted cupboards, roll top work surfaces, one and a quarter single sink with drainer and mixer tap, window to rear aspect, part tiled walls, nest of five drawers, space for tall fridge/freezer, washing machine and slimline dishwasher and integrated appliances to include oven, four ring gas hob and extractor fan over.

The first floor landing has loft access via a hatch and storage cupboard with slatted shelving and newly installed 'Glow Worm' combination boiler. Bedroom one has window to rear aspect with pleasant views over the garden, TV point and benefits from fitted wardrobe with sliding mirrored doors. Bedrooms two and three both have windows to front aspect. The family bathroom has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a small area laid to lawn and a driveway along the side of the property providing off road parking in turn leading to the detached single garage which has up and over door, light, power, shelving and space for tumble dryer. There is also an electrical vehicle charging point to the front of the property. One of the main features of this delightful family home is the secluded and sizeable rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, further area laid to decking, all of which are bound by mature shrub, brick wall and timber fence borders. Access into the detached single garage and access to the front via a timber gate.

**DIRECTIONS:**

From Broadstone Centre proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the second roundabout take the third exit into Adastral Road and then turn first left into Sherborn Crescent. Warmwell Close is the second turning on the left hand side.

**COUNCIL TAX:** Band C BCP Council (Poole)

**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: R1934**