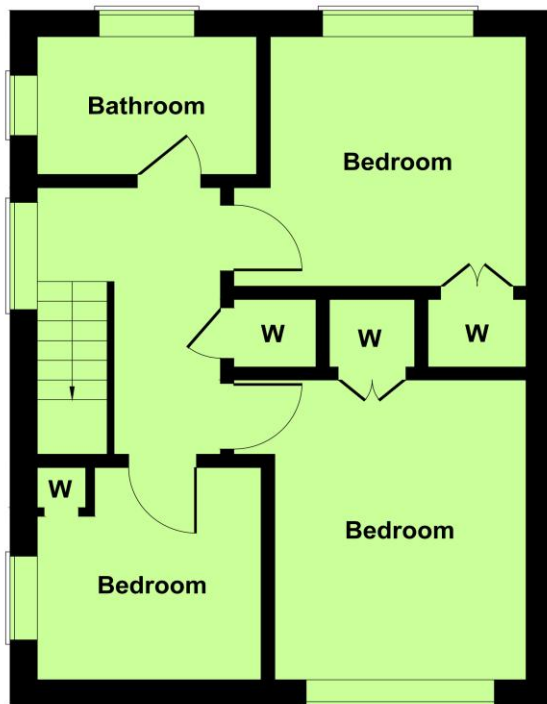


3 Wykeham Close  
Canford Heath  
Poole BH17 8PZ

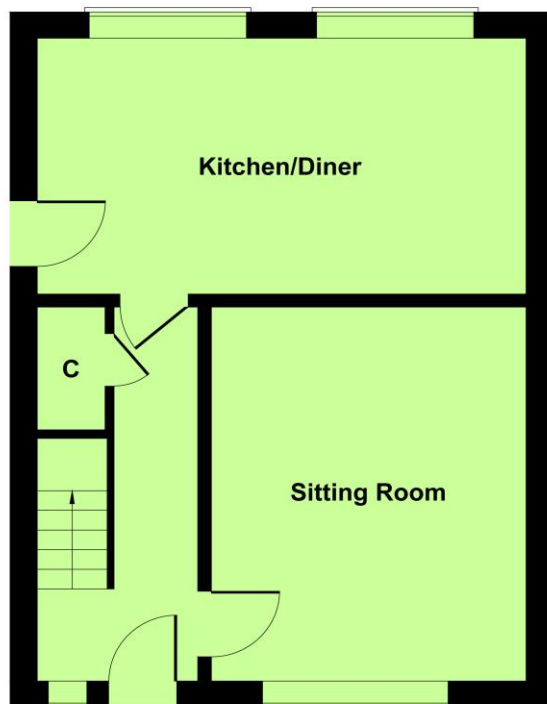
Price **£315,000** Freehold



A THREE BEDROOM SEMI DETACHED FAMILY HOME, BENEFITTING FROM KITCHEN/DINING ROOM AND NO FORWARD CHAIN. SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



**ENTRANCE HALLWAY 14' 7" X 5' 7" (4.48m x 1.73m)**

**SITTING ROOM 14' 7" X 11' 9" (4.48m x 3.62m)**

**KITCHEN/DINING ROOM 18' 5" X 10' 2" (5.63m x 3.1m)**

**STAIRS RISING TO FIRST FLOOR**

**BEDROOM ONE 11' 8" X 11' 5" (3.59m x 3.5m)**

**BEDROOM TWO 11' 7" X 10' 2" (3.56m x 3.1m)**

**BEDROOM THREE 8' 7" X 8' (MAXIMUM) (2.65m x 2.43m)**

**FAMILY BATHROOM 8' 1" X 5' 5" (2.46m x 1.67m)**

**FRONT AND REAR GARDENS**

**DRIVEWAY PARKING**

**SINGLE GARAGE**

**UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has telephone point, stairs rising to first floor and understairs storage cupboard. The light and airy sitting room has a large window to front aspect. The kitchen/dining room has two windows to rear aspect, double glazed frosted door to side, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, space and plumbing for washing machine and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

The first floor landing has loft access via a hatch, window to side aspect and storage cupboard housing 'Vaillant' wall mounted boiler and slatted shelving. Bedroom one has window to front aspect, telephone point and built in wardrobes with cupboards above. Bedroom two has window to rear aspect with pleasant views over the rear garden and benefits from fitted wardrobes with cupboards above. Bedroom three has window to side aspect and storage area over the stairs. The family bathroom has frosted windows to side and rear, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and 'P' shaped bath with mixer tap and shower attachment over.

To the front of the property is a low maintenance garden being laid to shingle and a driveway providing off road parking for a number of vehicles, in turn leading to the single garage which has up and over door, window to rear and personal door to side. The secluded rear garden has a patio to the side and adjacent to the property in turn leading to the remainder, all of which are bound by timber fence and mature shrub borders. Access down the side via a timber gate 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 continuing on Canford Heath Road. At the Ashdown roundabout take the third exit into Adastral Road and Wykeham Close is the fifth turning on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band C

**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: R1947**