

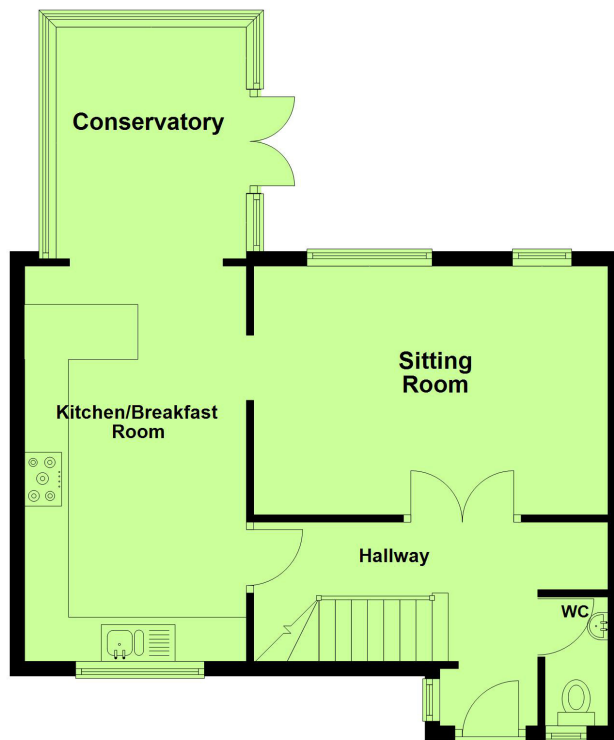
33 Portesham Way,
Canford Heath,
Poole BH17 9HG

Price **£450,000** Freehold

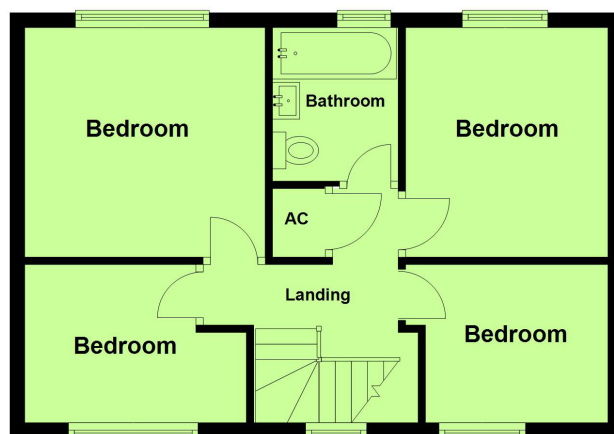


A MODERN AND WELL PRESENTED FOUR
BEDROOM DETACHED FAMILY HOME
SET IN A QUIET LOCATION, CLOSE TO
HEATHLAND WALKS AND OFFERED FOR
SALE WITH NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 95.3 sq. metres (1025.6 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 and 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**

* **GROUND FLOOR CLOAKROOM 6'5" x 2'7" (1.98m x 0.82m)**

* **SITTING ROOM 15'8" x 10'9" (4.81m x 3.32m)**

* **KITCHEN 17'6" x 9'9" (5.36m x 3.01m)**

* **CONSERVATORY 10'5" x 9' (3.21m x 2.74m)**

* **STAIRS RISING TO FIRST FLOOR**

* **BEDROOM ONE**

* **BEDROOM TWO 10'2" x 9' (3.11m x 2.74m)**

* **BEDROOM THREE 10' x 7'1" (3.04m x 2.16m)**

* **BEDROOM FOUR 8'2" x 7'1" (2.49m x 2.16m)**

* **FAMILY BATHROOM 6'5" x 5'6" (1.98m x 1.71m)**

* **FRONT AND REAR GARDENS**

* **OFF ROAD PARKING**

* **SINGLE GARAGE**

* **GAS FIRED CENTRAL HEATING WITH RADIATORS**

* **DOUBLE GLAZED WINDOWS**









ABOUT THIS PROPERTY

Front door leads to the entrance hallway with understairs storage cupboard. The ground floor cloakroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath. The sitting room has windows to the rear aspect and feature gas fireplace with hearth and surround. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated microwave, cupboard housing the 'Worcester' gas fired central heating boiler, integrated five ring burner electric hob with extractor fan above, integrated wine cooler, space and plumbing for washing machine and space for upright fridge/freezer. Archway through to the conservatory with triple aspect windows, double opening doors to the rear garden, radiator and tiled floor.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and built in airing cupboard with hot water tank and slatted shelving above. Bedrooms one and two are to the rear of the property. Bedrooms three and four are to the front of the property. The modern fitted bathroom has low level flush WC, wash hand basin with mixer tap and vanity unit beneath, panel enclosed bath with mixer tap, wall mounted shower and shower screen and wall mounted heated towel rail.

The front garden is mainly laid to lawn with driveway providing off road parking in turn leading to the single garage. The rear garden is also laid to lawn with paved patio area, ornamental pond, raised decking area and personal door to the garage.



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 second roundabout turn left into Culliford Crescent and Portesham Way is the fourth turning on the left hand side.

COUNCIL TAX: Band D 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: R1957