

10 Steeple Close
West Canford Heath
Poole BH17 9BL

Price **£525,000** Freehold



A SUBSTANTIAL THREE/FOUR BEDROOM,
TWO BATHROOM DETACHED FAMILY
BUNGALOW BENEFITTING FROM TRIPLE
GARAGING AND NO FORWARD CHAIN.
GENERAL UPDATING REQUIRED.



Ground Floor



Total area: approx. 130.7 sq. metres (1407.1 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 17'7" (MAXIMUM) x 16'6" (MAXIMUM)
(5.39m x 5.05m)**
- * SITTING ROOM 24'9" x 12'9" (7.58m x 3.93m)**
- * DINING ROOM/BEDROOM FOUR 19'9" x 9' (6.06m x 2.74m)**
 - * KITCHEN 12'8" x 11'4" (3.89m x 3.47m)**
 - * UTILITY ROOM 11'2" x 4'7" (3.41m x 1.43m)**
 - * BEDROOM ONE 14'2" x 11'8" (4.32m x 3.59m)**
- * EN SUITE SHOWER ROOM 9'6" x 5' (2.92m x 1.52m)**
- * BEDROOM TWO 13'1" x 10'9" (3.99m x 3.32m)**
- * BEDROOM THREE 10'3" x 7'6" (3.13m x 2.31m)**
- * FAMILY BATHROOM 9'6" x 6'4" (2.92m x 1.95m)**
- * FRONT AND REAR GARDENS**
- * AMPLE OFF ROAD PARKING**
- * TRIPLE GARAGE**
- * PART DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the open storm porch, a UPVC double glazed door with side screen gives access into the spacious entrance hallway which has useful storage cupboard with double opening doors and airing cupboard with hot water tank and shelving. The light and airy sitting room has sliding patio doors leading to the rear garden, three frosted windows to side, TV point, telephone point and central fireplace with inset gas fire with marble effect surround and wooden mantel. The dining room/bedroom four has windows to rear and side and TV point. The kitchen has window to rear, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, double sink with mixer tap, tiled flooring, TV point and space for oven. Off the kitchen is the utility room which has window to side, door to rear, range of wall and floor mounted cupboards, part tiled walls, tiled flooring, single sink with drainer and hot and cold tap, floor mounted 'Potterton' boiler and space and plumbing for washing machine.

Bedroom one has window to front, loft access via a hatch, TV point and access into the en suite shower room which has frosted window to side, part tiled walls, vanity unit with inset wash hand basin and mixer tap, bidet, low level flush WC and shower cubicle with shower. Bedrooms two and three both have windows to front with bedroom two benefitting from a telephone point. The family bathroom has frosted window to side, part tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC and bath with hot and cold tap.

To the front of the property is an area laid to lawn with low level brick wall borders with pathway leading to the front door. To the side of the property a shingle driveway provides ample off road parking for a number of vehicles in turn leading to the triple garaging which has three up and over doors, light, power, windows to rear and access to a further garden area behind the garages. The secluded rear garden has a patio providing seating in turn leading to the remainder which is laid to lawn, all of which have brick wall and mature shrub borders. Access along both sides of the property in turn lead 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. Take the seventh turning on the right hand side into Steeple Close.

COUNCIL TAX: Band F 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: R2123