



## Waytown Close, West Canford Heath, Poole, Offers in excess of £600,000

WEST CANFORD HEATH, POOLE, £600,000 (Offers in excess). Take a look at this larger than average detached home located in Waytown Close. Nestled in this sought after area of West Canford Heath It boasts great living space with five bedrooms, two bathrooms with one being en suite to main principle bedroom.

Seperate shower room. Lounge with feature fireplace with doors leading into a spacious conservatory room, which overlooks the rear garden. A feature of the property is the contemporary spacious open plan white kitchen dining area with granite worktops. Seperate utility area and down stairs cloakroom. Double garage and block paved driveway parking for four/ five cars. Gas central heating and being double glazed. The rear garden has a sunny aspect with lawn area, two patios and established flower borders. This property is also being offered with "NO FORWARD CHAIN" and viewings are highly recommended. Viewings Highly recommended.





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## PORCH

Newly built and fitted porch with upvc double glazed door and windows. Inside there is LVT flooring. Automatic safety lighting for secure access.

## FRONT DOOR AND ENTRANCE HALL

9'0" x 13'7" irregular shaped (2.76 x 4.16 irregular shaped)

Inner wooden front door leading into the light and airy main entrance hall area of the property. White ceiling, emulsion painted walls and fitted light wood colour LVT flooring. Doors to ground floor rooms. Ceiling lighting, which comes on automatically for security and safety. Radiator. Wall mounted thermostat for heating and water.

## LOUNGE

25'7" x 11'11" (7.82 x 3.64)

Two Oak colour solid wooden doors leading from the hall into this good size lounge with front facing aspect. White ceiling, emulsion painted walls and fitted laminate flooring. Two ceiling light fittings. Boxed bay style window double glazed overlooking the front aspect of the property. White Fireplace with inset gas fire and marble effect hearth and panel. Two TRV remote-controlled radiators.

## RECEPTION / LEISURE ROOM/ BEDROOM SIX

17'8" x 10'2" (5.40 x 3.10)

Leading in from the lounge into this spacious conservatory room with tiled roof, which overlooks the rear garden and patio. White ceiling, emulsion painted walls and laminate flooring. Upvc double glazed windows creating lots of light into this room. Lighting. TRV remote-controlled Radiator. Upvc double glazed doors leading out onto the patio area. This room could also be used as an office or Gym or potentially a sixth bedroom.

## KITCHEN / DINING ROOM

10'3" x 19'9" main kitchen area, utility 5'5" x 5' (3.13 x 6.02 main kitchen area, utility 1.67 x 1.81)

Oak coloured solid wooden door leading into The kitchen breakfast area is spacious and has a range of white units with handleless doors. LVT flooring. White marble pattern quartz worktops with splash back. Sink with drainer and inner bowl with mixer tap. Integrated dishwasher. Extractor fan stainless steel, Four ring hob with controls, Built in oven and grill. Integrated fridge. Two upvc double glazed windows one to side aspect and one to rear aspect. In the dining area there are upvc double glazed windows and patio doors opening out onto the patio.

## UTILITY AREA

5'5" x 5'11" (1.67 x 1.81)

Opening from the kitchen into the utility area with continuation of the kitchen decor. A range of fitted units with space and plumbing for washing machine and space for tumble dryer. Double glazed back door leading to outside pathway. Ceiling lighting. Light switch and plug sockets. Chrome effect towel-rail radiator. There is a recess area with space for fridge freezer.

## DOWNSTAIRS CLOAKROOM

2'8" x 6'8" (0.83 x 2.05)

Oak effect wooden panelled door leading into this modern style cloakroom. White ceiling, emulsion painted walls and fitted flooring. White sink with chrome effect fittings. White wc with soft close lid. Upvc double glazed window. Chrome-effect towel-radiator. Ceiling lighting.

## BEDROOM ONE (GROUND FLOOR)

11'7" x 10'6" (3.54 x 3.22)

Oak coloured wooden panelled door leading from the hall into the ground floor double bedroom with front facing aspect. This room could also be used as a reception room/ office. White ceiling, emulsion painted walls and fitted laminate flooring. Double glazed upvc window overlooking the driveway. Radiator. Lighting. There is a white panelled fire-safedoor leading into the garage.

## STAIRS AND GALLERIED LANDING

12'4" x 11'8" x 9'4" (3.77 x 3.57 x 2.87)

Leading from the entrance hall with stairs leading to the first floor and landing area being galleried. Ceiling automatic lighting for safety. Upvc double glazed window overlooking the front aspect. Doors to all first floor rooms. There is also an understairs cupboard.

## BEDROOM TWO (MAIN PRINCIPLE BEDROOM)

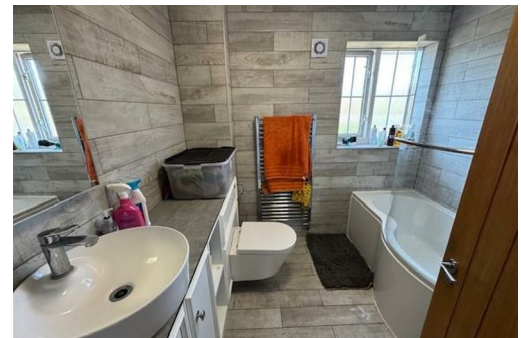
15'5" x 11'0" (4.70 x 3.37)

Leading from the landing with oak coloured wooden door with locks into this main double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted solid wood Tongue and groove effect flooring. Ceiling lighting. Radiator. Double glazed Upvc window overlooking the garden. Built in mirror fronted wardrobes with shelving and rails inside.

## EN SUITE BATHROOM

8'9" x 6'5" (2.69 x 1.96)

Oak coloured panelled wooden door leading from the bedroom into the en suite bathroom. White ceiling, part tiled and part emulsion painted walls with fitted tongue and groove flooring. White upvc double glazed window. Chrome effect ladder style radiator. White bath with side panel, glass shower screen and chrome effect fittings. Modern white wc with soft close lid wc and cistern. White sink on vanity unit with base cupboard and chrome effect fittings.



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## SHOWER ROOM

Just outside the bathroom to the Landing area is a space saving pocket door leading into a shower cubicle with tiled walls and white shower tray and wall mounted shower. Ceiling lighting. Air vent

## BEDROOM THREE (DOUBLE FRONT FACING)

10'9" x 11'7" (3.29 x 3.55)

Oak coloured wooden panelled door with locks both sides. leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls with feature painted back wall. Fitted solid wood tongue and groove flooring. Ceiling lighting. Radiator. Light switch and plug sockets. Built in wardrobe with mirror fronted doors and shelving and rails inside. Radiator. Upvc double glazed window overlooking the drive aspect.

## BEDROOM FOUR (FRONT DOUBLE)

11'4" x 9'0" (3.46 x 2.75)

Oak coloured wooden panelled door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted solid wooden tongue and groove flooring. Ceiling lighting. Radiator. Upvc double glazed window. Built in wardrobe with mirror fronted doors and shelving and rails inside. Light switch and plug sockets.

## BEDROOM FIVE (DOUBLE REAR)

10'8" x 10'1" (3.26 x 3.08)

Oak coloured wooden panelled door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted solid wooden tongue and groove flooring. Light switch, plug sockets. Radiator. Upvc double glazed window overlooking the rear garden. Ceiling lighting. Built in wardrobe with mirror fronted doors and shelving and rails inside.

## FAMILY BATHROOM

7'0" x 7'8" (2.14 x 2.34)

Oak coloured wooden door leading into this modern bathroom with white ceiling, modern fully tiled walls and ceramic tiled flooring. Upvc double glazed window. Radiator. White bathroom suite consisting of white P shaped bath with side three panel glass shower screen and chrome effect fittings with shower. Built in vanity unit with sink with chrome effect fittings and base cupboard with shelving and wall mounted wc with boxed in cistern. Wall mounted mirror with built in light and shaver socket.. Extractor fan. Chrome- effect ladder style . Ceiling lighting.

## ATTIC

The attic has T&G chipboard flooring to the centre area. It is doubly insulated with switched overhead lighting. There is a drop down ladder for access. There is also a freeview aerial booster wired to all bedrooms and lounge.

## DOUBLE GARAGE

18'0" x 17'5" (5.49 x 5.33)

Double garage with two white panelled up and over doors. Inside lighting and power. The garage doors are on a remote opening system. Gas central heating boiler (Fitted 2023). This also boosts the solar-heater hot water.

## REAR GARDEN (SOUTH FACING)

The rear garden has a South facing sunny aspect with two patio areas and lawn with established borders with plants. Side path area to the house with shed store. Fencing to the boundaries.

## DRIVEWAY

To the front of the property is block paved driveway parking for three cars. There is a larger space to the right of the garage ideal for Caravan or boat. Wooden gate leading to the rear garden. Established borders to the front and side.

## TENURE/ ADDITIONAL INFORMATION

The property is FREEHOLD and is being offered with "NO FORWARD CHAIN"

There is also Solar Tubing on the roof crating 80% more effeciency to the home. In addition there is a 300-Litre heat exchanger tank upstairs.

## PRIVATE AND PUBLIC SCHOOLS:

Canford Heath Infant and Junior schools

Parkstone and Poole Grammer

The Magna Academy and Yarrells Preparatory School.

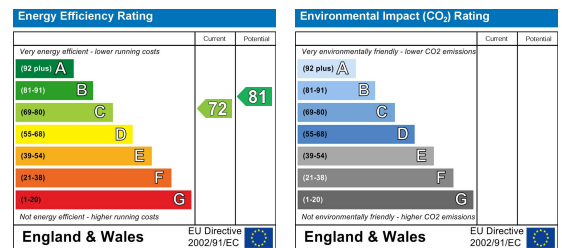
## WHAT IS CLOSE BY:

The Heathland is located a short walk with a wide range of trails and tracks and ideal also for cycling and walking.

Poole Town centre and Poole quay are not too far away being less than 3 miles with a wide range of shops, Bus and railway stations and restaurants for eating. Sandbanks beach is approx 5 miles away.







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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD