

**22 Tollerford Road, West Canford Heath,  
Poole, BH17 9AE**

**£585,000  
Freehold**



Situated in this sought after location is this four bedroom detached family home benefitting from generous living accommodation. The property has undergone extensive modernisation by the current owners to include an upgraded heating system, photovoltaic panels and a superbly appointed kitchen, dining and utility room. To complement the generous lounge is a separate snug overlooking the rear garden. To the first floor there are four bedrooms, three with fitted wardrobes and a refitted family bathroom/shower room. High double gates open from Tollerford Road onto the property's tarmac driveway which provides off road parking and turning for numerous vehicles and access to the attached double garage. The rear garden is of a good size and is fully enclosed and has a substantial storage shed. The property is situated within a convenient location close to the centres of Broadstone and Poole.

**LARGE COVERED ENTRANCE CANOPY** With outside lighting, a contemporary composite double glazed front door with adjoining side screen leads to:

**RECEPTION HALL** Smooth plastered ceiling, contemporary radiator with timber shelf over, window to front aspect, large understairs storage cupboard with automatic light and shelving, contemporary grey wood effect LVT flooring

**GROUND FLOOR CLOAKROOM** White suite comprising of WC, wall mounted wash hand basin with centre mixer tap and tiled splashback with cabinet below, smooth plastered ceiling, extractor fan, continuation of the flooring from the hallway and window

**LOUNGE** 22' x 12' 10" (6.71m x 3.91m) Smooth plastered ceiling with inset downlighting, space suitable for wall mounted TV with TV aerial connection, two tall contemporary radiators, windows to front aspect and French doors with adjoining side screens leading to the rear garden, feature corner gas fired log style burner, archway leads to the kitchen/dining room and glazed double doors open to:

**SNUG** 15' 10" x 9' 8" (4.83m x 2.95m) Smooth plastered ceiling with inset downlighting, tall contemporary radiator, window overlooking the rear garden

**A DOOR FROM THE RECEPTION HALL, LEADS TO:**

**KITCHEN/DINING ROOM** 16' 2" x 15' 10" (4.93m x 4.83m) Fitted with a range of grey gloss and wood effect units with Blanco single bowl single drainer sink unit with centre mixer tap with adjacent worktop surfaces and a range of soft close drawers and base storage cupboards below with integrated freezer, dishwasher, full height refrigerator and adjacent Neff oven and Neff combination electric oven and microwave, four ring induction hob with extractor canopy above and coloured splashback, range of eye level wall mounted units, upholstered window seat with storage below and a picture window overlooking the rear garden. In the dining area there is ample space for table and chairs, a tall contemporary radiator, wood block worksurface with storage cupboards below, smooth plastered ceiling with inset downlighting and a continuation of the flooring from the reception hall

**UTILITY ROOM** 6' 1" x 5' 4" (1.85m x 1.63m) Comprising of worktop surfaces with space below for a washing machine and tumble dryer, built in larder style cupboard, continuation of the flooring, extractor fan, smooth plastered ceiling with inset downlighting and window and door leading to the outside

**FROM THE RECEPTION HALL, A STAIRCASE WITH HALF LANDING LEADS TO:**

**GOOD SIZE FIRST FLOOR LANDING** Two windows to the front aspect, two cupboards with generous shelving and a loft hatch with sliding ladder gives access to the roof space which has been partly boarded, lighting available and also houses the boiler serving the heating and domestic hot water supply

**BEDROOM 1** 11' plus wardrobes x 10' 3" (3.35m x 3.12m) Radiator, window to the front aspect, running across the full width of the room is a range of floor to ceiling wardrobe units, built in dressing table, light dimmer control switch



**BEDROOM 2** 10' 7" x 10' 4" (3.23m x 3.15m) Coved ceiling, radiator, window overlooking the rear garden, built in floor to ceiling sliding wardrobe unit

**BEDROOM 3** 11' 2" x 8' 4" (3.4m x 2.54m) Coved ceiling, radiator, window overlooking the rear garden, built in double and single floor to ceiling wardrobe unit with adjacent desk top with drawers and cupboard below

**BEDROOM 4** 9' 3" x 8' 2" (2.82m x 2.49m) Coved ceiling, radiator, window overlooking the rear garden, light dimmer control switch

**BATHROOM** A contemporary white suite comprising of walk in double shower cubicle with rain shower head, hand held shower controls, glazed shower screen, tiled recesses suitable for toiletries, free standing bath with centre mixer tap, WC with concealed cistern and adjacent inset wash hand basin with drawers below, smooth plastered ceiling with inset downlighting and extractor fan, partly tiled walls, ceramic tiled floor, tall heated towel rail

**OUTSIDE - FRONT** To the front of the property there is low brick walling with fencing above and then tall double gates open onto an area of tarmac providing off road parking for numerous vehicles. A raised Purbeck stone border with decorative stones for ease of maintenance leads to the ATTACHED DOUBLE GARAGE fitted with an up and over door, the garage has power and light available. A brick arch with gateway gives access to a side pathway and in turn leads to:

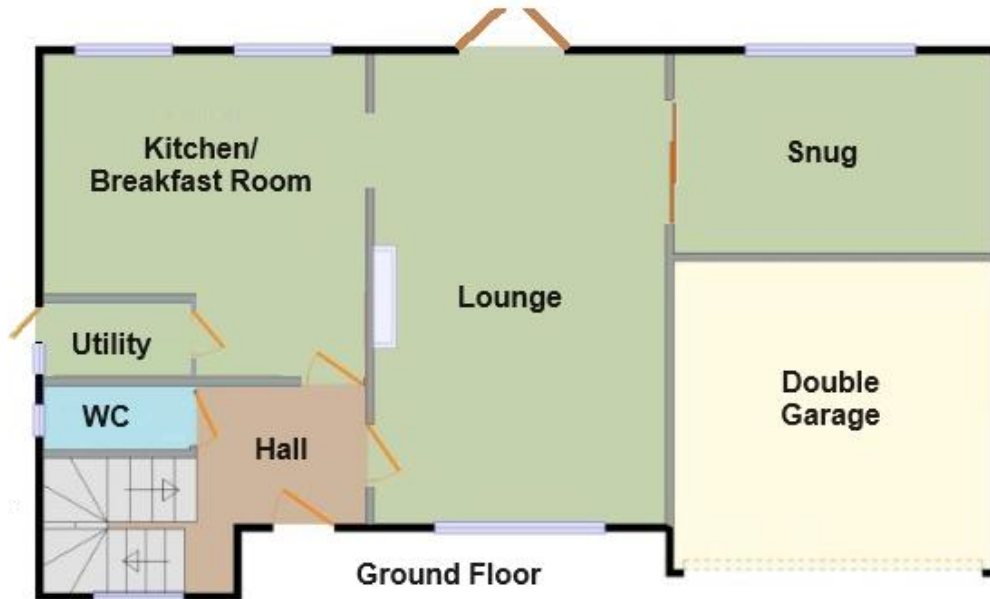
**OUTSIDE - REAR** Running across the width of the house is a paved patio with water tap and lighting and a power supply, this then leads to the majority of the garden which has been predominantly laid to lawn with well stocked shrub borders. The garden is fully enclosed by timber panelled fencing, there is a garden shed and a summer house.

**COUNCIL TAX BAND 'E'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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. **Ref: 15324**



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	59
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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