

Dolphins

2 Canford Crescent
Canford Cliffs, Poole, Dorset
BH13 7NB



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Offers in Excess of £1,695,000

Dolphins is an attractive and much loved detached family home situated in a sought after road close to Canford Cliffs Village with the area's glorious safe and sandy beaches near by. Day to day local amenities, including gastro pubs, hairdressers and post office, are within easy walking distance.

Summary of Accommodation

4 double bedrooms

Modern fitted kitchen • Utility room

Conseratory • Lounge • Dining Room

Study • Family bathroom

Main bedroom with dressing area & en-suite

Beautiful front & rear gardens

Integral double garage

Brick blocked paviour driveway

Approx 650 metres from beach





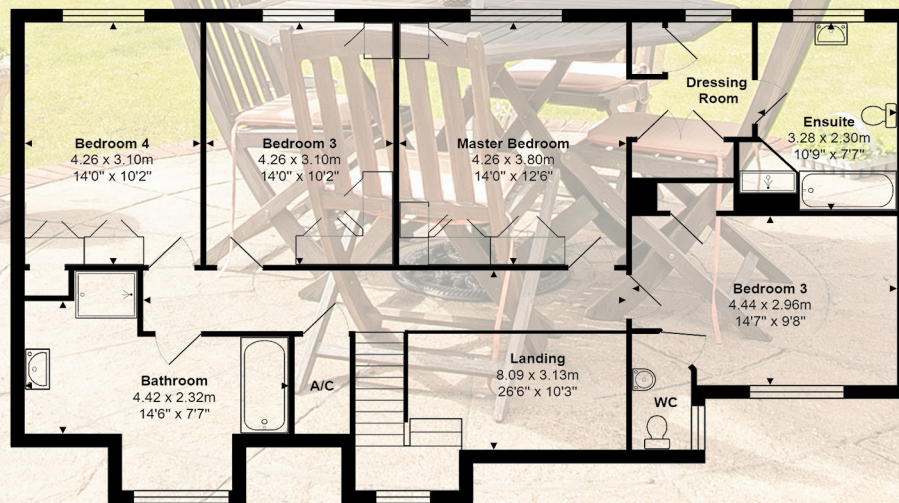
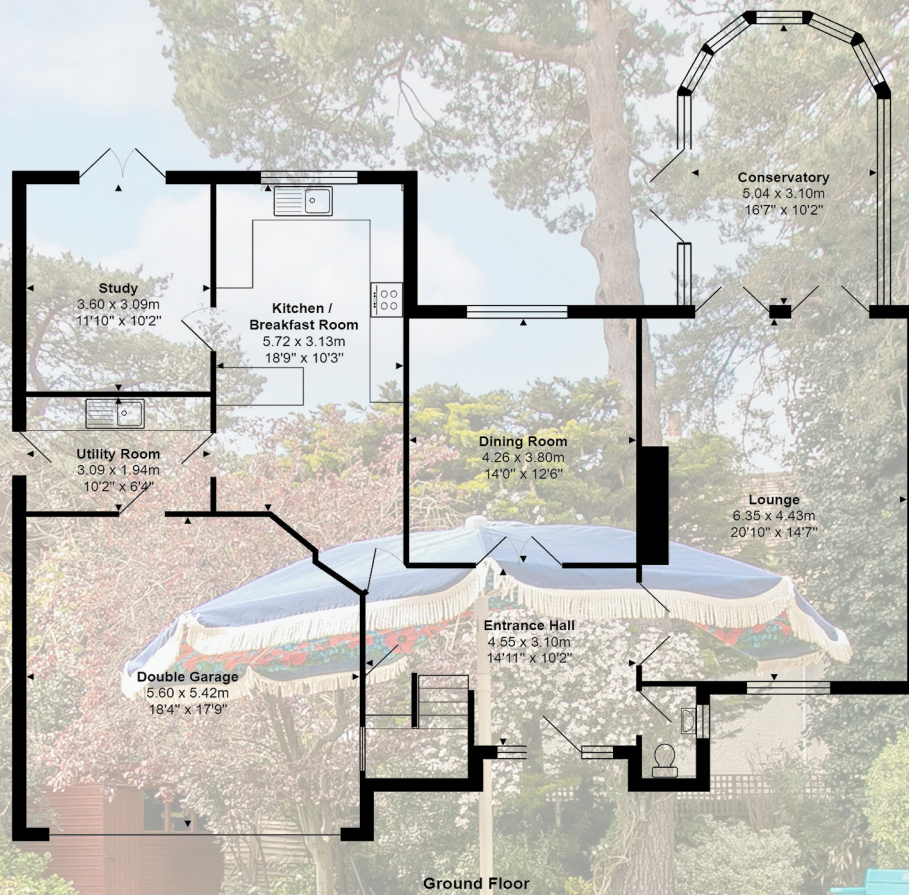
Dolphins is arranged over two floors with a large reception hall with feature height glazing that floods the entrance and first floor landing. The principal rooms on the ground floor benefit from direct access out to the rear garden. A bright and spacious lounge with fire place and conservatory to the rear, provides an attractive outlook over the garden.

The kitchen is modern with a range of fitted units and integral appliances with a breakfast/dining bar. Off the kitchen is a snug/office which would also serve as a play/games room. Also on the ground floor is the dining room and cloakroom. Access to the integral garage is via the separate utility room or a side door.

On the first floor is a spacious main bedroom suite with fitted wardrobes, dressing area and en-suite bath & shower room. There are three further double bedrooms, one of which has its own wc and wash hand basin, the other bedrooms being served by a large family bathroom with bath and shower.

Externally, there are landscaped borders both to the front and rear with an array of hedging and pretty planting. The driveway to the front provides parking for numerous vehicles. The rear garden boasts a summer house and shed and is mainly laid to lawn with a large paved area for al fresco dining and entertaining.

Canford Cliffs is an affluent coastal area located midway between Bournemouth and Poole, both of which offer a wealth of shopping, recreation and entertainment facilities.



Total Area: 252.3 m² ... 2716 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

Dolphins, 2 Canford Crescent

LOCATION

Poole BH13 7NB

APPROXIMATE MEASUREMENTS

Total Area 252.3 sq m / 2716 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

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EPC Rating: C

Illustration for identification purposes only, measurements are approximate, not to scale