

# 1 Lawrence Drive

Canford Cliffs

Poole, Dorset

BH13 7EN





# 1 Lawrence Drive

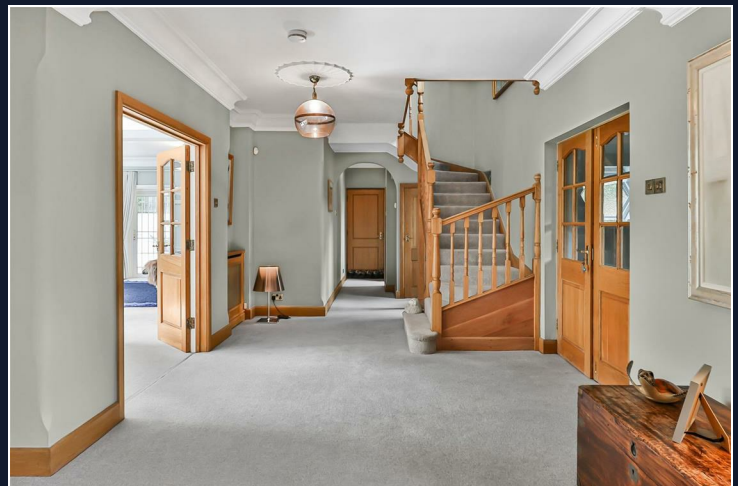
Canford Cliffs  
Poole, Dorset  
BH13 7EN

Guide price £2,700,000

This impressive home sits in one of Canford Cliffs most desired roads and offers 4 double bedrooms, 3 bathrooms and 3 light filled reception rooms. The property is private and secluded and has beautifully manicured gardens - making it a great family home.

## Summary of Accommodation

Premier Canford Cliffs Village location  
Over 3,700 sq ft of living accommodation  
4 double bedrooms, 3 bathrooms  
Plot extends to approximately 0.42 acres  
Impressive entrance hallway  
Mature south facing garden  
Quiet cul-de-sac location  
Integral double garage







Lawrence Drive is one of the area's most sought after roads owing to its quiet and pretty street scene and its close proximity to Canford Cliffs Village and the golden beaches beyond. It is a cul-de-sac that is made up of large, detached dwellings including some of the area's most important homes.

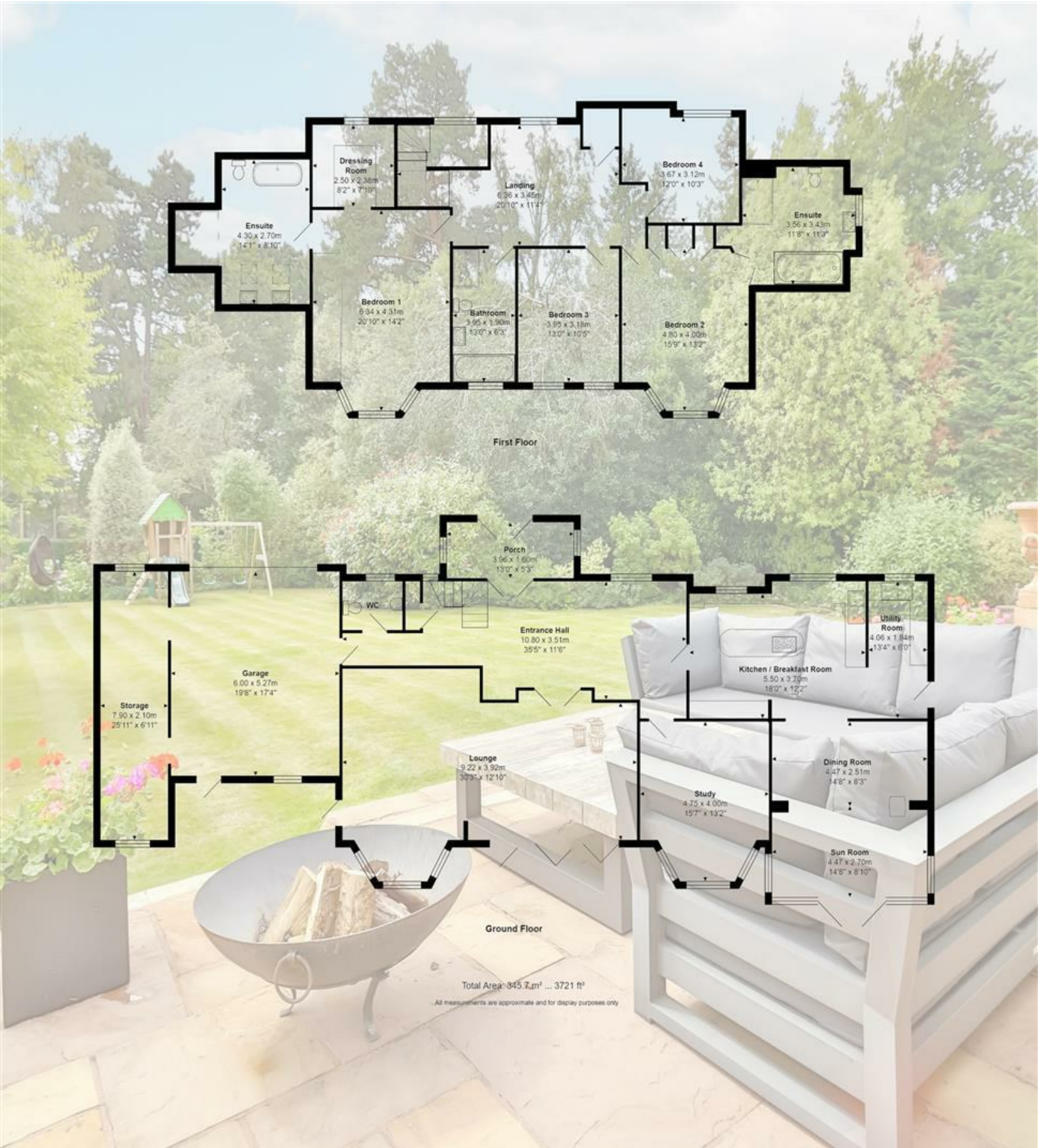
This impressive home extends to 3,700 sq ft including the double garage and offers a choice of reception rooms including a stunning contemporary kitchen with centre island, a formal dining room and living room and a large conservatory area accessed via the kitchen.

Upstairs there are four double bedrooms including a palatial master suite and two further bathrooms. It is presented immaculately throughout although there is still room for an incoming purchaser to put on their own stamp.

Outdoor benefits include a large carriage driveway as well as a beautifully manicured front garden. To the rear, the large level south facing garden is bordered by mature trees and shrubs offering a good degree of privacy and seclusion.

Canford Cliffs Village with its shops and restaurants is a short level walk away and the award winning beaches that the area is famous for are just a gentle stroll beyond.





## Lloyds Property Group

PROPERTY NAME

1 Lawrence Drive

LOCATION

BH13 7EN

TOTAL FLOOR AREA

3700.00 sq ft

COUNCIL TAX

Band H BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3564

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

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