



1 Chalbury Close, Canford Heath, BH17 8BP



A spacious, beautifully presented detached chalet style home offering flexible accommodation with 2/3 bedrooms and 2 bathrooms.

- Large open plan kitchen/living room
- Separate family room or ground floor bedroom
- 2 bath/shower rooms
- Driveway, secure carport and garage
- Lovely, secluded garden
- Well-presented throughout
- Double glazed
- Gas central heating
- Close to bus routes and schools
- Protected heathland nearby
- Sellers found – end of chain

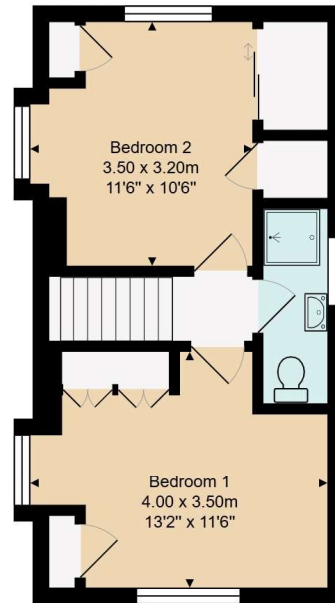
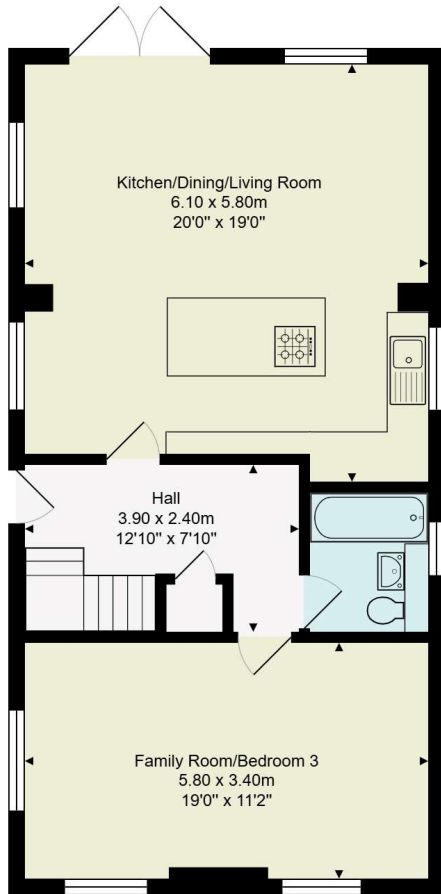
ASKING PRICE:

£375,000 (freehold)

EPC RATING:

Band - tbc





All measurements are approximate and for display purposes only.

LOCATION

The property is in Chalbury Close in the popular area of Canford Heath. It is situated close to good bus routes and local schooling. There are two neighbourhood centres nearby that offer a range of shops and amenities. Canford Heath nature reserve, one of the largest protected heathlands in the south is also close by providing extensive walking.

THE PROPERTY

The property is a well presented and maintained detached chalet style home that offers flexible living. The lovely, secluded garden is particular feature. The accommodation briefly comprises;

A reception hall with stairs rising to the first floor, with a fitted under stair cupboard. At the rear of the house is a spacious kitchen/dining/living room that opens out to the rear garden. In the kitchen area is a good range of base and eye level units together with a matching island. Fitted appliances include a gas hob and oven, plus fridge/freezer, dish washer and washing machine with matching fascia units.

There is a separate family room which could also be used as a ground floor bedroom. The bathroom has a three piece suite.

Upstairs there are two bedrooms, both include fitted wardrobes and eaves storage space. The first floor shower room has a three piece suite.

OUTSIDE

The property is approached by a brick paved driveway providing parking, an up and over door lead to the covered car port which in turn leads to the detached single garage. The garage has power and light.

The front garden is laid to mature planted borders. A side gate leads to the rear garden which enjoys a good degree of seclusion. There is a patio terrace lawn and mature planted borders together with a greenhouse.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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