



ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

22a Beamish Road, Canford Heath, Poole, BH17 8SH

Offers Over **£325,000**



22a Beamish Road

Canford Heath, Poole

A superb detached family home set in a prime position on Canford Heath, built in 2020 by a trusted local developer and offering exceptional flexibility and modern living throughout.

The ground floor features an inviting, spacious lounge/dining room that flows through to a contemporary kitchen, complemented by the convenience of a downstairs cloakroom. Upstairs, the home provides two well-proportioned bedrooms along with a beautifully appointed luxury bathroom.

Outside, the property enjoys both a pleasant front garden and a private rear garden, ideal for relaxing or entertaining. Additional benefits include double glazing, underfloor heating, central heating, fully owned solar panels for improved energy efficiency, ample residents' parking, and the remainder of the new-build warranty.

A wonderful opportunity to secure a modern home in a highly sought-after location.



Canford Heath is a large, family-friendly residential suburb located to the north of Poole, Dorset. Known for its open green spaces and welcoming community atmosphere, the area offers a balanced lifestyle that blends suburban convenience with a unique natural setting.

Developed primarily between the 1960s and 1980s, Canford Heath features a wide range of housing, from spacious detached homes to townhouses and modern apartments.

The area is popular with families, thanks to its good selection of local schools, shopping centres, medical facilities, and community services. One of Canford Heath's standout features is its proximity to the Canford Heath Nature Reserve—the largest lowland heath in the UK.

This protected landscape is a haven for wildlife, including rare species such as the Dartford warbler, sand lizard, and smooth snake. Walking trails and open areas offer residents and visitors a peaceful escape and a chance to enjoy Dorset's natural beauty right on their doorstep.

With easy access to Poole's town centre, good transport links, and a strong sense of community, Canford Heath is a popular choice for those seeking a quieter pace of life without being far from urban amenities.

Council Tax band: C

Tenure: Freehold

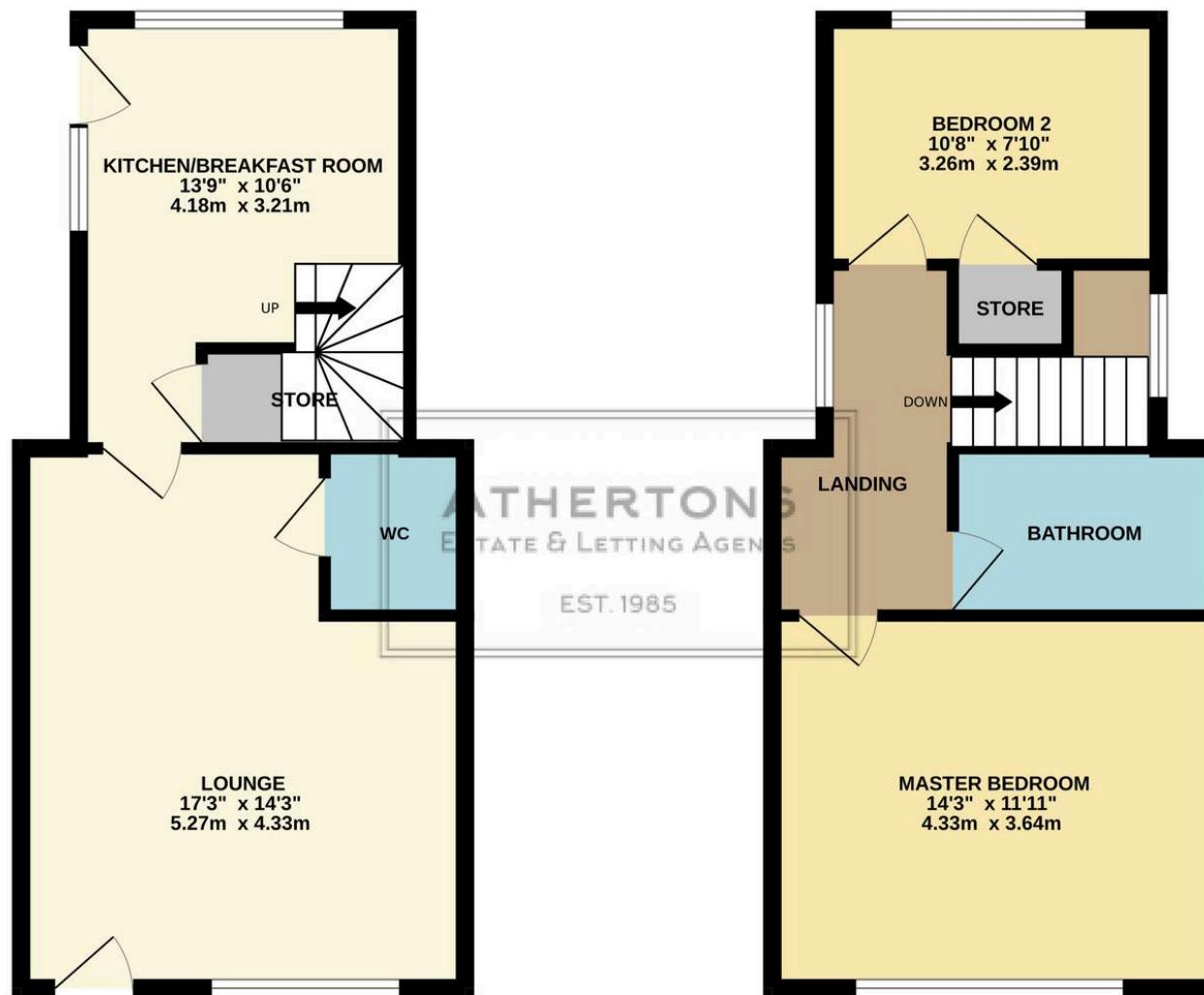
EPC Energy Efficiency Rating: B





GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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