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Lawrence Drive, Canford Cliffs, Poole, BH13 7EN



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



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Lawrence Drive, Canford Cliffs, Poole, BH13 7EN

****IMPRESSIVE CHARACTER HOME**** Situated in one of Canford Cliffs most desired roads and offers FOUR BEDROOMS and plenty of reception space including a 31ft LIVING ROOM, set on a LARGE SOUTH FACING PLOT with BEAUTIFULLY MANICURED GARDENS making it a great family home!

- QUIET CUL-DE-SAC
- LARGE SOUTH FACING GARDEN
- OVER 3700 SQFT
- 3 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- 3 BATHROOMS
- DOUBLE GARAGE
- SHORT WALK TO BEACHES

Local Authority BCP, Tax Band H, Tenure: Freehold



Canford Cliffs

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

Lawrence Drive is one of the areas most sought after roads owing to its quiet and pretty street scene and its 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 areas most impressive homes.

This attractive character home extends to over 3,700 square feet including the garage and offers a choice of reception rooms including a contemporary kitchen with centre island on to a dining area, office and 31ft living room which is a particular feature of the property being dual aspect with bi-fold doors that lead on to the rear garden the rear of the property. There is also a spacious entrance hall downstairs wc and separate utility.

Upstairs there are four double bedrooms including a palatial main bedroom with walk in wardrobe and large ensuite bathroom. Bedroom two also has the benefit of an en-suite also to this floor is a family







bathroom and ample storage.

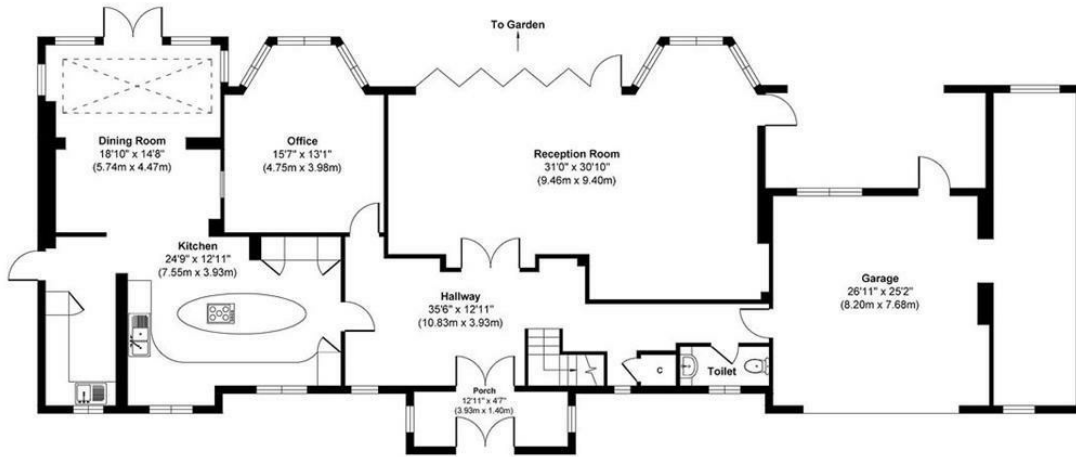
Bright and spacious throughout this family home is presented immaculately although there is still room for an incoming purchaser to put on their own stamp. It is approached via a large carriage driveway as well as a beautifully manicured front garden.

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.

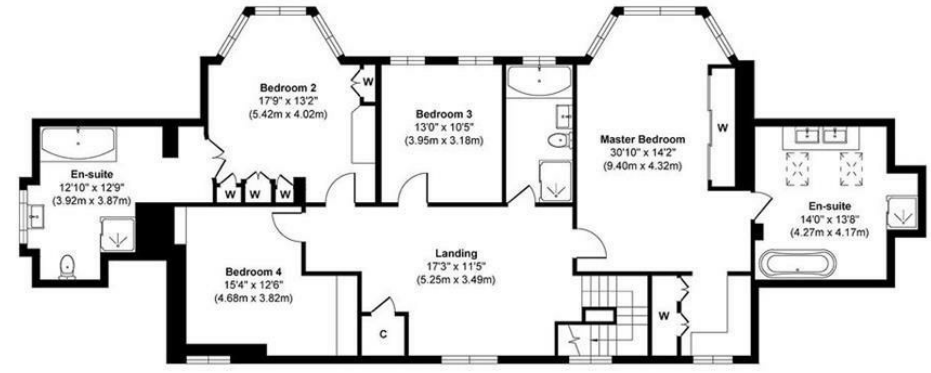


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Approximate Gross Internal Area
 Main House = 3207 sq ft - 298 sq m
 Garage = 506 sq ft - 47 sq m
 Total = 3713 sq ft - 345 sq m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

