



94 Canford Cliffs Road, Canford Cliffs, Poole BH13 7AE
Asking Price £1,395,000 Freehold





This attractive and **DECPTIVLEY SPACIOUS** detached chalet home is set on a **GATED** and **SECLUDED** corner plot, with modern accommodation approaching **2700 SQFT** to include **3 double bedrooms**, **3 reception rooms** and **double garage**. **South facing sunny courtyard & large garden**. **NO FORWARD CHAIN**.

- EXCELLENT LOCATION
- 3 DOUBLE BEDROOMS
- EXTREMELY WELL PRESENTED
- CORNER PLOT
- 3 RECEPTION ROOMS
- DOUBLE GARAGE

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.

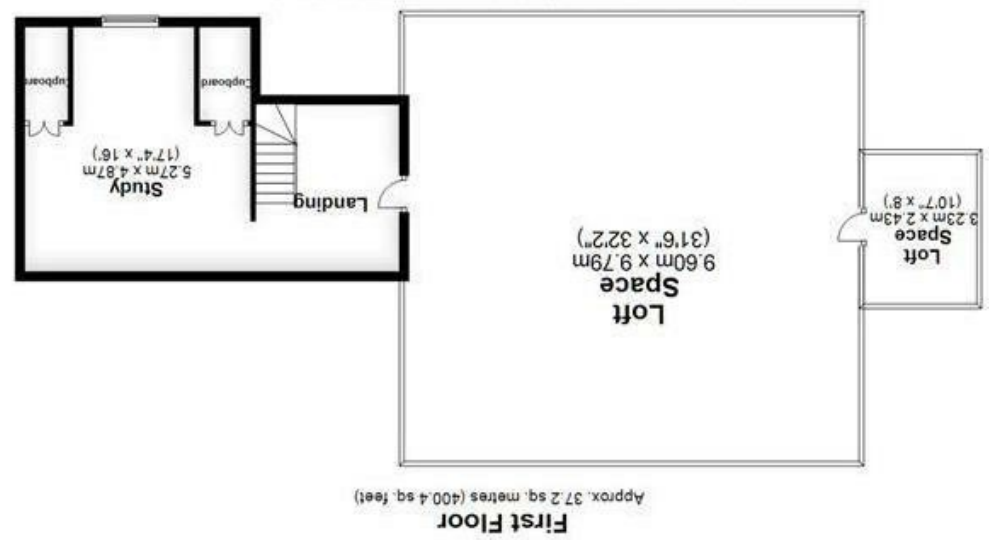
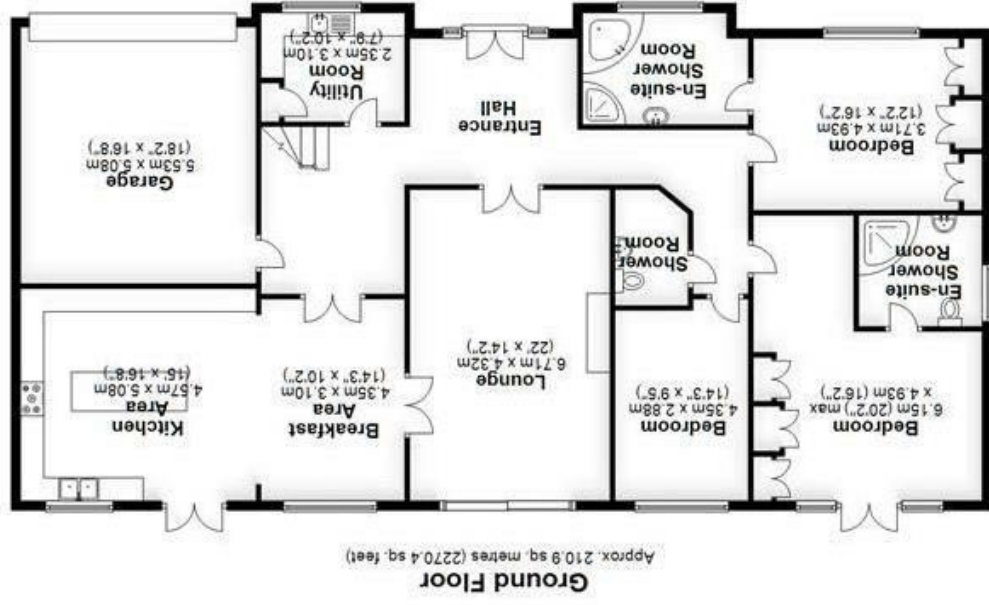
Property Comprises

This attractive and versatile property occupies a prominent position within the Road, close to both the village of Canford Cliffs and the shores of the world famous Poole Harbour and would make an ideal main or second home.



This property has been extremely well looked after and modernised by its current owner. Internally this home offers modern accommodation, bright and spacious throughout to include a large living room, an impressive and unique open plan kitchen/dining room is a particular feature of this home with double height vaulted ceiling fills the room with light from the galleried Mezzanine above, separate utility room, generous entrance hall with hallway leading to three double bedroom two of which benefit from large enSuites and a separate shower room. From the entrance hall, stairs lead up to the open plan mezzanine which overlooks the kitchen and is currently used as an office space with fitted office furniture. There is potential to enclose the Mezzanine to create additional private accommodation. Beyond this space is access to a large loft area extending to approximately 1000sq.ft which could easily be converted into further accommodation (STPP). Also from the entrance hall there is access to the double garage with electric up-and-over door. A large walled south facing courtyard extends the width of the house and is a glorious private sun trap with sun canopies, one being electric, featuring over the rear of the property. An arched gate leads to a well maintained lawned garden, offering a good degree of privacy and gate to the front driveway providing off-road parking for several cars.

Canford Cliffs Road itself is extremely popular given its proximity to local amenities and benefits from having some of the areas finest properties.



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All room dimensions given above are approximate measurements
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Energy Efficiency Rating	
Any energy related - meter missing logo	70
Energy A	81

Environmental Impact (CO ₂) Rating	
Any environmental impact - meter missing logo	10
Environmental A	10
Environmental B	10
Environmental C	10
Environmental D	10
Environmental E	10
Environmental F	10
Environmental G	10