

12 Rowbarrow Close  
Canford Heath  
Poole BH17 9EA

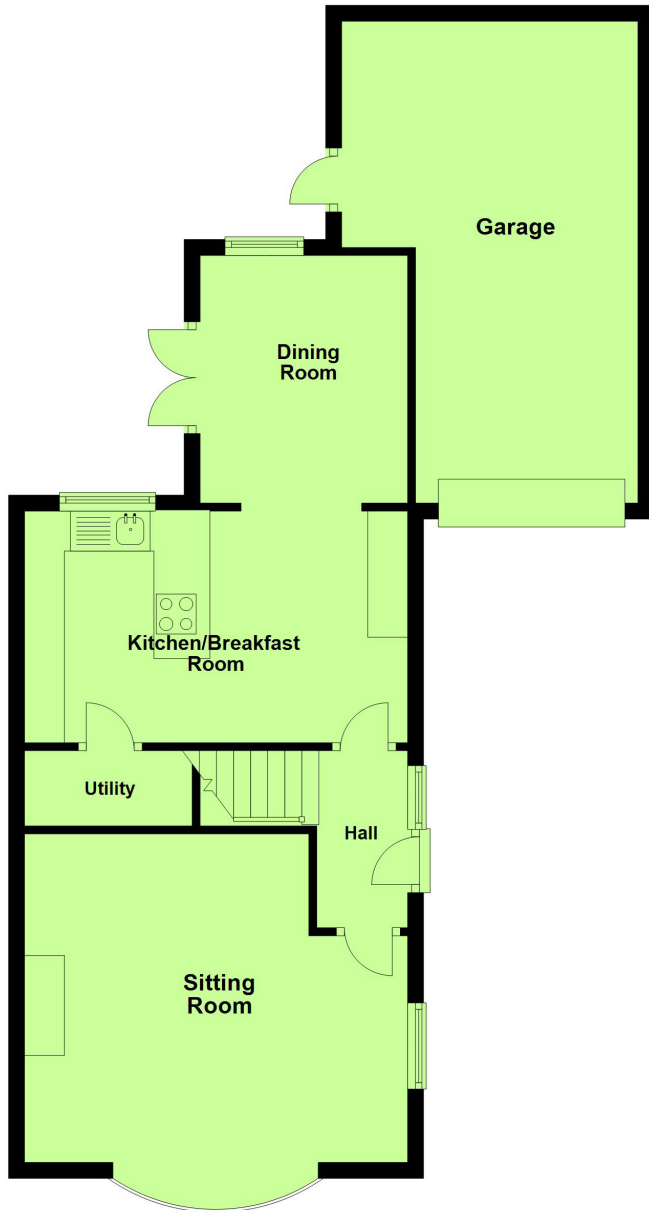
Price **£375,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM  
DETACHED FAMILY HOME WITH LOUNGE AND  
SEPARATE DINING ROOM SET IN A QUIET  
CUL-DE-SAC LOCATION WITHIN CLOSE WALKING  
DISTANCE OF LOCAL AMENITIES.

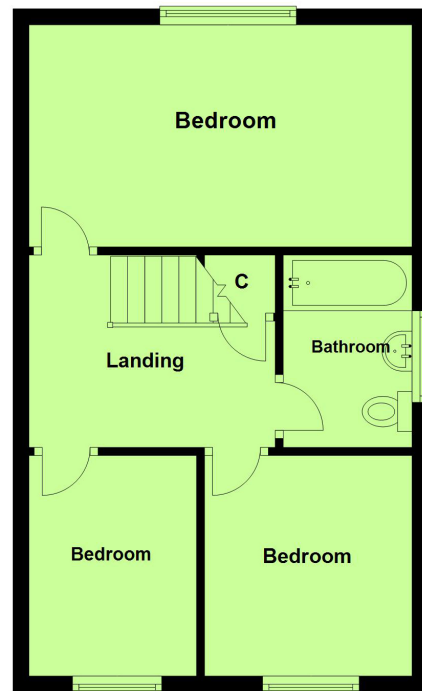
**Ground Floor**

Approx. 67.7 sq. metres (728.2 sq. feet)



**First Floor**

Approx. 39.1 sq. metres (421.3 sq. feet)



**Total area: approx. 106.8 sq. metres (1149.5 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Plan produced using PlanUp.

**\* ENTRANCE HALL**

**\* SITTING ROOM 15'7" x 13'5" (4.78m x 4.11m)**

**\* KITCHEN 15'6" x 8'4" (4.75m x 2.56m)**

**\* DINING ROOM 10'3" x 8'4" (3.13m x 2.56m)**

**\* STAIRS TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 15'7" x 8'6" (4.78m x 2.62m)**

**\* BEDROOM TWO 9'8" x 8'5" (2.98m x 2.59m)**

**\* BEDROOM THREE 9'8" x 7' (2.98m x 2.13m)**

**\* FAMILY BATHROOM 6'6" x 5'4" (2.01m x 1.64m)**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**











**ABOUT THIS PROPERTY**

UPVC glazed front door leads to the entrance hall. The sitting room is to the front of the property with a feature fireplace and dual aspect windows. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated double oven, four ring burner electric hob with extractor fan above, part tiled walls, window overlooking the rear garden, space for fridge and freezer, understairs storage cupboard housing the gas fired central heating boiler, space and plumbing for washing machine and fitted shelving. Archway leads through to the dining room with window to the rear aspect and double opening double glazed doors to the garden.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and built in storage cupboard. Bedroom one is to the rear of the property and bedrooms two and three to the front. The family bathroom has a white suite comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, P-shaped bath with mixer tap, shower attachment and additional overhead shower and shower screen, attractive tiled walls and wall mounted heated towel rail.

The front of the property is mainly laid to lawn with tarmac driveway providing off road parking in turn leading to the single garage with power, light and personal door to the rear garden. The rear garden is laid to patio area, lawn and a raised decking area.

The property also benefits from Planning Permission to convert the garage and erect a single storey extension to the existing kitchen. APP/23/01409/F





**DIRECTIONS:**

From Broadstone Centre proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the second roundabout turn left into Culliford Crescent and then take the second turning on the right hand side into Rowbarrow Close.

**COUNCIL TAX:** Band D BCP (Poole) Council

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1638**