

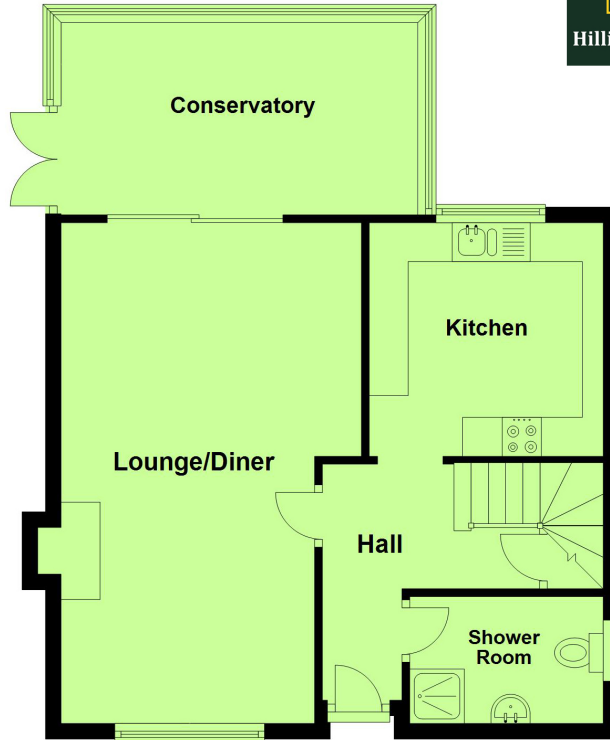
12 Furzebrook Close  
Canford Heath  
Poole BH17 9EX

Price **£390,000** Freehold

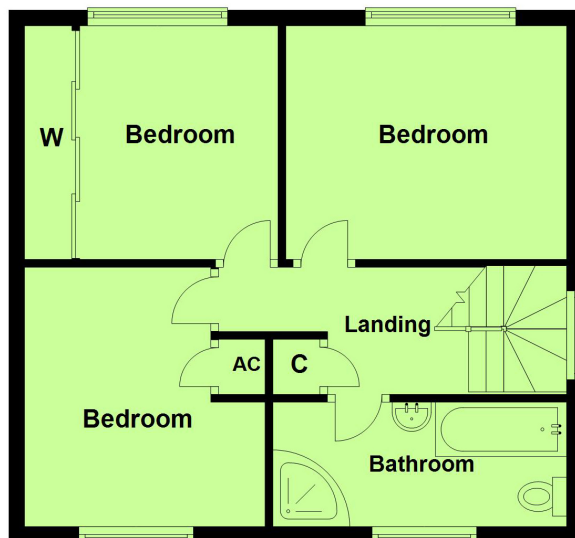


A THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BEING OFFERED FOR SALE FOR THE FIRST TIME IN OVER 40 YEARS, BENEFITTING FROM CONSERVATORY, GOOD SIZE REAR GARDEN, OFF ROAD PARKING AND SINGLE GARAGE.

Ground Floor



First Floor



Total area: approx. 100.2 sq. metres (1078.5 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 HALLWAY 9'6" x 8'8" (2.93m x 2.68m)**
  
- \* GROUND FLOOR SHOWER ROOM 7'3" x 4'7" (2.23m x 1.43m)**
  
- \* LOUNGE/DINING ROOM 21'1" x 10'8" (6.43m x 3.29m)**
  - \* CONSERVATORY 14'5" x 8'8" (4.42m x 2.68m)**
    - \* KITCHEN 9'8" x 9'7" (2.99m x 2.96m)**
  - \* RETURN STAIRCASE LEADING TO FIRST FLOOR**
  
- \* BEDROOM ONE 10'6" TO WARDROBE FRONT x 9'9" (3.23m x 3.02m)**
  - \* BEDROOM TWO 11'3" x 10'7" (3.44m x 3.26m)**
  - \* BEDROOM THREE 9'8" x 9'7" (2.99m x 2.96m)**
  
- \* FAMILY BATHROOM 11'6" x 4'7" (3.54m x 1.43m)**
  - \* FRONT, SIDE AND REAR GARDEN**
    - \* DRIVEWAY PARKING**
    - \* SINGLE GARAGE**
    - \* UPVC DOUBLE GLAZED**
    - \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hallway which has tiled flooring, stairs rising to first floor, telephone point, understairs storage cupboard and access into the ground floor shower room which has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with 'Triton' shower. The spacious lounge/dining room has wood effect flooring, window to front aspect, TV point and central fireplace with inset gas fire with marble effect surround and wooden mantel. Off the lounge/dining room, sliding patio doors give access to the spacious conservatory which has windows overlooking the rear garden and double opening doors to side. The kitchen has window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, wall mounted 'Glow-worm' boiler, one and a quarter single sink with drainer and mixer tap, serving hatch, nest of three drawers and space for slimline dishwasher, washing machine and oven.

The first floor landing has window to side aspect, airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the rear garden and benefits from fitted wardrobes with mirrored front. Bedroom two has window to front aspect, vanity unit with inset wash hand basin with tiled splashback and access into the airing cupboard. Bedroom three has window to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to front aspect, fully tiled walls and flooring, low level flush WC, pedestal wash hand basin with hot and cold tap, panel enclosed bath with hot and cold tap and corner shower cubicle with 'Mira' shower.

To the front of the property is a low maintenance garden with mature shrub borders. A driveway provides off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light and power. One of the main features of this property is the side and rear garden which is predominantly laid to lawn with a large area laid to decking providing ample seating, all of which are bound by timber fence and mature shrub borders. Access into the garage via a timber door. Hardstanding for shed and summerhouse with power and light, ideal for home office. At the side of the property, there are double opening gates giving access to the rear garden.





**DIRECTIONS:**

From The Broadway 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 fourth turning on the left into Portesham Way. Furzebrook Close is the second turning on the right hand side.

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

**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: R1872**