

47 Tollerford Road
West Canford Heath
Poole BH17 9AQ

Price **£625,000** Freehold



AN EXTENDED FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOME, SITUATED IN A QUIET AND SOUGHT AFTER RESIDENTIAL LOCATION BACKING ONTO WOODLAND, BENEFITTING FROM KITCHEN/BREAKFAST ROOM, TWO RECEPTION ROOMS AND SECLUDED REAR GARDEN.



- * **ENTRANCE HALLWAY 11' 7" X 5' 6" (3.56m x 1.7m)**
 - * **CLOAKROOM 4' 7" X 4' 5" (1.43m x 1.37m)**
 - * **SITTING ROOM 14' 3" X 13' 8" (4.35m x 4.2m)**
 - * **DINING ROOM 13' 7" X 10' 8" (4.17m x 3.29m)**
 - * **GARDEN ROOM 13' 4" X 9' 9" (4.08m x 3.01m)**
- * **KITCHEN/BREAKFAST ROOM 19' MAX X 14' 2" MAX (5.79m x 4.32m)**
 - * **UTILITY ROOM 10' 4" X 5' 3" (3.16m x 1.61m)**
 - * **BEDROOM ONE 15' 5" X 13' 1" (4.72m x 3.99m)**
 - * **EN SUITE SHOWER ROOM 4'8" x 9'5" (1.46m x 2.89m)**
 - * **BEDROOM TWO 13' 5" X 10' 6" (4.11m x 3.23m)**
 - * **EN SUITE SHOWER ROOM 7' 7" X 4' 3" (2.34m x 1.31m)**
 - * **BEDROOM THREE 13' 5" X 10' 3" (4.11m x 3.13m)**
 - * **BEDROOM FOUR 14' 2" X 10' 5" MAX (4.32m x 3.20m)**
 - * **FAMILY BATHROOM 9' 7" X 6' 8" (2.95m x 2.07m)**
- * **DOUBLE GARAGE 18' 9" X 13' 1" (5.76m x 3.99m) & DRIVEWAY**
 - * **FRONT & REAR GARDENS**
- * **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**





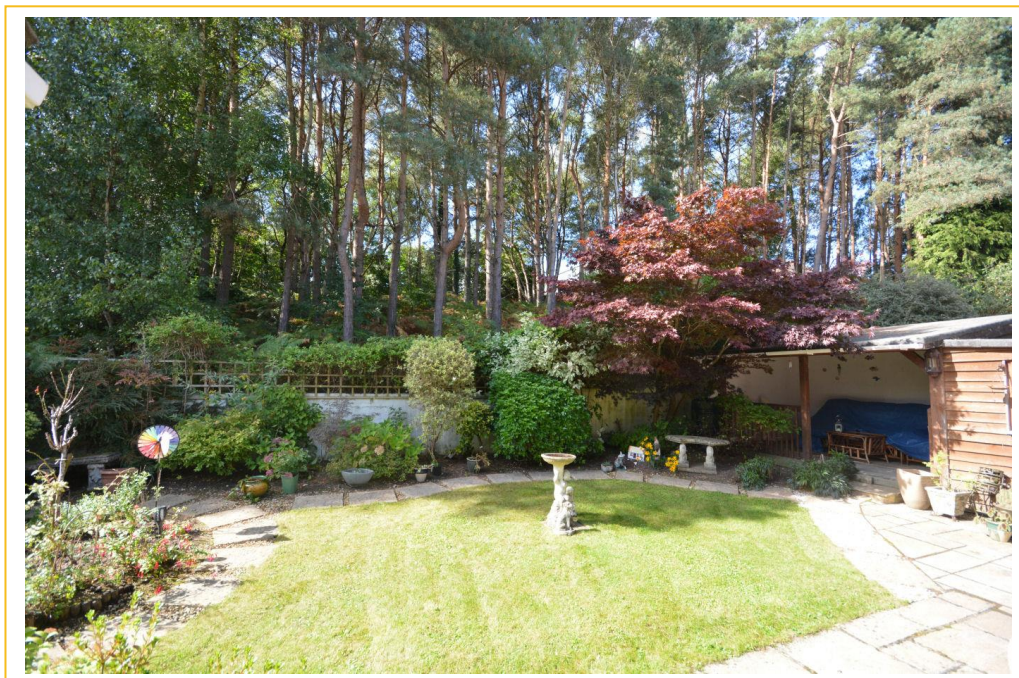


ABOUT THIS PROPERTY

The double glazed frosted front door with side screen gives access into the entrance hallway which has wood effect flooring, understairs storage cupboard, return staircase rising to first floor and access into the cloakroom which has feature circular window to front aspect (not double glazed), part tiled walls, low level flush WC and pedestal wash hand basin with hot and cold tap. The light and airy sitting room has window to front aspect, TV point and central fireplace with inset gas fire with stone surround and marble effect hearth and mantle. The dining room has a gas fire with tiled hearth and an archway leading through to the garden room which has pleasant views over the rear garden and double opening doors leading out to the side. The kitchen/breakfast room has a range of wall and floor mounted cupboards, roll top working surfaces, wood effect flooring, one and a quarter single sink with drainer and mixer tap, window and door to rear, breakfast table eating area, nest of three drawers, two pan drawers, space for tall fridge and range cooker and integrated appliances to include dishwasher and 'Belling' extractor fan. Off the kitchen is the utility room which has window to rear aspect, range of wall and floor mounted cupboards, roll top working surfaces, space and plumbing for washing machine, fridge and tumble dryer and timber door giving access to the double garage.

The spacious first floor landing has window to front aspect, storage cupboard and loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the rear garden, loft access via a hatch and benefits from an en suite shower room which has frosted window to side, fully tiled walls, pedestal wash hand basin with hot and cold tap, low level flush WC and shower cubicle with shower. Bedroom two has window to rear aspect, again with pleasant views over the rear garden, built in wardrobe with double opening doors and access into the en suite shower room which has frosted window to side, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with shower. Bedroom three has window to front aspect and benefits from fitted wardrobes with double opening doors. Bedroom four has window to rear aspect. The family bathroom has frosted window to front aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with hot and cold tap, bath with mixer tap and shower attachment over and separate shower cubicle with shower.

To the front of the property via wrought iron gates a tarmac driveway provides off road parking for a number of vehicles in turn leading to the double garage which has electric up and over door, light, power and access into the utility room. The secluded rear garden has a patio running adjacent to the property providing seating area in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence, brick wall and mature shrub borders. Hard stand for shed. Covered area with power. Access down the side in turn leads to the front. Alarm system.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit along Canford Heath Road. At the next roundabout turn left into Tollerford Road.

COUNCIL TAX: Band F. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D.

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: R1892