

33 Calder Road  
Canford Heath  
Poole BH17 8PF

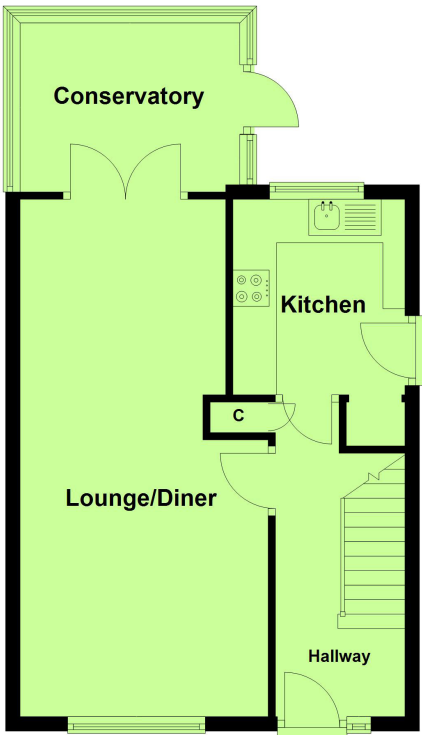
Price **£360,000** Freehold



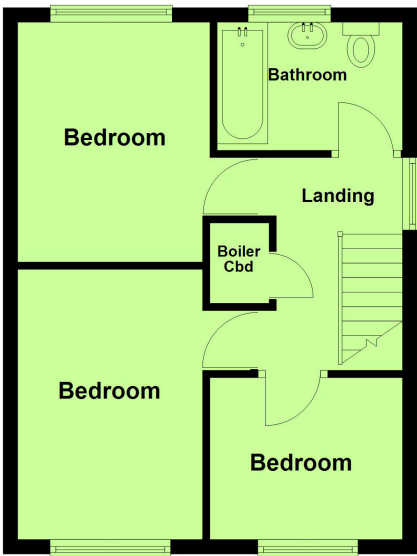
A VERY WELL PRESENTED THREE  
BEDROOM DETACHED FAMILY HOME  
OCCUPYING A CORNER PLOT AND  
SET IN A POPULAR RESIDENTIAL  
LOCATION CLOSE TO LOCAL SHOPS  
AND AMENITIES. VENDOR SUITED.



Ground Floor



First Floor



Total area: approx. 83.3 sq. metres (897.0 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 and 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 effenciency can be given  
Plan produced using PlanUp.

- \* ENTRANCE HALLWAY**
- \* LOUNGE/DINING ROOM 23'4" x 11'2" (7.13m x 3.41m)**
- \* CONSERVATORY 9'5" x 7'6" (2.89m x 2.31m)**
- \* KITCHEN 8'8" x 7'7" (2.68m x 2.34m)**
- \* STAIRS LEAD FROM THE ENTRANCE HALLWAY TO THE FIRST FLOOR**
- \* BEDROOM ONE 12'3" x 8'7" (3.74m x 2.65m)**
- \* BEDROOM TWO 8'9" x 8'7" TO WARDROBE FRONTS (2.71m x 2.65m)**
- \* BEDROOM THREE 8'7" x 7'6" (2.65m x 2.31m)**
- \* FAMILY BATHROOM 8'4" x 5'5" (2.56m x 1.67m)**
- \* OFF ROAD PARKING**
- \* SINGLE GARAGE**
- \* SIZEABLE SOUTHERLY FACING REAR GARDEN**
- \* GAS FIRED CENTRAL HEATING WITH RADIATORS**
- \* DOUBLE GLAZED WINDOWS**









**ABOUT THIS PROPERTY**

UPVC double glazed front door leads to the entrance hallway with understairs storage cupboard. The lounge/dining room has window to the front aspect with fitted shutters and double opening doors to the conservatory with triple aspect windows. The modern fitted kitchen comprises a range of wall mounted and base storage cupboards and drawers, integrated oven with four ring burner gas hob and extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, space for upright fridge/freezer, breakfast bar and door to the side aspect.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space and built in cupboard housing the 'Vaillant' gas fired central heating boiler. Bedrooms one and three are to the front of the property with fitted shutters. Bedroom two is to the rear with built in wardrobe. The family bathroom comprises a white suite with bath having mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level flush WC, obscured glazed windows to rear and side aspects and fully tiled walls.

The front of the property is predominantly laid to block paving and shingle for off road parking in turn leading to the single garage with up and over door. The sizeable southerly facing rear garden is mainly laid to lawn and composite decking, further raised decking area with pergola and personal door to the garage.







**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 right along Adastral Road taking the third turning on the left into Kellaway Road. Take the first turning on the left into Verity Crescent and then first left again into Calder Road.

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

**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: R1962**