

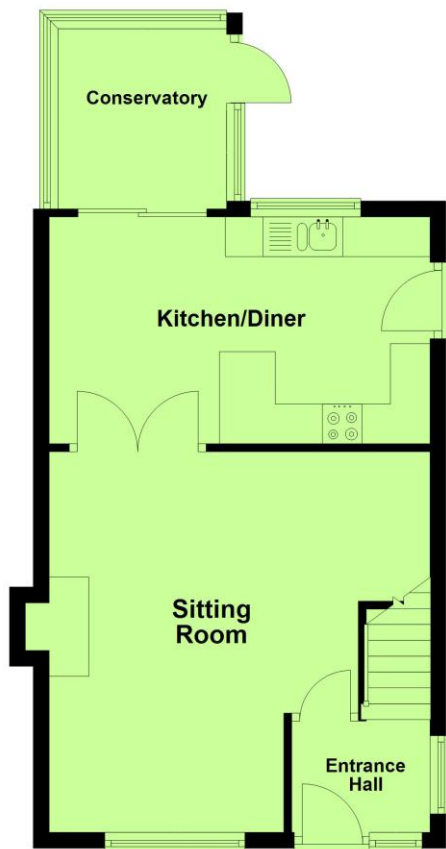
12 Hawkchurch Gardens
West Canford Heath
Poole BH17 9EN

Price **£395,000** Freehold



A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME BENEFITING FROM A KITCHEN/DINER, CONSERVATORY AND NO FORWARD CHAIN. SITUATED IN A QUIET AND POPULAR RESIDENTIAL CUL-DE-SAC LOCATION.

Ground Floor



First Floor



Total area: approx. 79.5 sq. metres (856.1 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 efficiency can be given

Plan produced using PlanUp.

- * ENTRANCE HALL 5'9" x 4' (1.79m x 1.21m)**
- * SITTING ROOM 15'8" x 15'6" (4.81m x 4.75m)**
- * KITCHEN/DINER 15'6" x 9'4" (4.75m x 2.86m)**
- * CONSERVATORY 7'7" x 7'2" (2.34m x 2.19m)**
- * STAIRS RISING TO THE FIRST FLOOR**
- * BEDROOM ONE 15'6" MAX x 11'1" (4.75m x 3.38m)**
- * BEDROOM TWO 10'8" x 8'9" (3.29m x 2.71m)**
- * BEDROOM THREE 7'8" x 6'6" (2.37m x 2m)**
- * FAMILY BATHROOM 8'7" x 5'9" (2.65m x 1.79m)**
- * FRONT AND REAR GARDENS**
- * OFF ROAD PARKING**
- * SINGLE GARAGE**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed front door with frosted side screen gives access into the entrance hall which has wood effect flooring, telephone point, stairs rising to the first floor and window to side aspect. The light and airy sitting room has window to front aspect, wood effect flooring, television point and a central fireplace with inset gas fire, marble effect surround and wooden mantle. The modern fitted kitchen/diner has frosted door to side, window to rear aspect, wood effect flooring, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drained and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include fridge, dishwasher, oven, four ring ceramic hob and extractor fan over. Off the kitchen/diner sliding doors lead into the conservatory which has wood effect flooring and access to the rear garden.

The first floor landing has window to side aspect and loft access via a hatch. Bedroom one has two windows to front aspect and benefits from a built in storage cupboard. Bedrooms two and three both have windows to rear aspect with pleasant views over the garden. The family bathroom has frosted window to side aspect, airing cupboard with hot water and slatted shelving, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold taps and panel enclosed bath with hot and cold taps and shower over.

To the front of the property is a small area laid to shingle and a tarmac driveway proceeding down the side providing off road parking, in turn leading to the garage which has up and over door, light and power. The rear garden has a patio running adjacent to the property with the remainder being laid to lawn, all of which are bound by mature shrub and timber fence borders. A timber gate gives access to the side.



**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout. Take the second exit into Canford Heath Road and at the second roundabout turn left into Culliford Crescent. Take the fifth turning on the left hand side into Pilsdon Drive and Hawkchurch Gardens is the first turning on the right.

COUNCIL TAX: Band D. 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: 2006