

18 Godmanston Close
Canford Heath
Poole BH17 8BU

Price **£380,000** Freehold



A VERY WELL PRESENTED THREE BEDROOM
DETACHED FAMILY HOME, WITH GARAGE
AND OFF ROAD PARKING FOR A NUMBER OF
VEHICLES, SET IN A QUIET AND POPULAR
RESIDENTIAL LOCATION. OFFERED
FOR SALE WITH NO FORWARD CHAIN.



Total area: approx. 91.2 sq. metres (981.1 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 HALLWAY**
- * GROUND FLOOR CLOAKROOM 5'2" x 2'7" (1.58m x 0.82m)**
- * SITTING ROOM 16'2" INTO BAY x 10'3" (4.93m x 3.13m)**
- * KITCHEN/DINING ROOM 16'6" x 9'4" (5.05m x 2.86m)**
- * STAIRS LEAD FROM THE ENTRANCE HALLWAY TO THE FIRST FLOOR**
- * BEDROOM ONE 12'2" x 9'5" (3.71m x 2.89m)**
- * BEDROOM TWO 9'6" x 9'1" (2.92m x 2.77m)**
- * BEDROOM THREE 9'2" x 6'8" (2.81m x 2.07m)**
- * FAMILY BATHROOM 6'6" x 5'4" (2.01m x 1.64m)**
- * SINGLE GARAGE**
- * OFF ROAD PARKING FOR A MINIMUM OF FOUR CARS**
- * REAR GARDEN**
- * DOUBLE GLAZED WINDOWS**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

Obscured glazed front door leads to the entrance hallway. The ground floor cloakroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath and fully tiled walls. The sitting room is to the front of the property with feature bay window, electric fireplace, sliding glazed doors to the kitchen/dining room with a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and space for fridge, double oven with four ring burner gas hob and extractor fan above, built in larder cupboard, window overlooking the rear garden, obscured glazed door to the side aspect and double opening doors to the rear garden.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space, built in airing cupboard housing the hot water cylinder with slatted shelving. Bedrooms one and three are to the front of the property and bedroom two is to the rear. All three bedrooms have built in wardrobes. The family bathroom comprises low level flush WC, wash hand basin with twin taps and vanity unit beneath, panel enclosed bath with mixer tap, shower attachment and additional wall mounted electric shower and part tiled walls.

To the front of the property there is an area providing off road parking with tarmac driveway to the single garage. This property benefits from an uncommonly large driveway/front garden for Canford Heath. This facilitates very easy parking for at least four cars within the property boundary. The rear garden is predominantly laid to lawn with shrub and herbaceous borders and garden shed.





(BOTH SHINGLE AREAS ARE ALLOCATED TO THE PROPERTY)

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 into Adastral Road and then take the first turning on the left into Sherborn Crescent. Godmanston Close is the fifth turning on the right hand side.

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: R2046