

FOR SALE



Clayford Close, West Canford Heath
£550,000


MARTIN & CO



**Clayford Close,
West Canford Heath
£550,000**

- four bedroomed detached family residence
- WEST CANFORD HEATH LOCATION
- close to grammar schools
- master bedroom with ensuite shower room
- outside buildings with studio/bar/home office potential
- low maintenance rear garden
- council tax band E = £2625pa
- 126 square metres
- Conservatory
- Solar panel on the roof of the home, (heating water through the summer months)
- Security system (not currently in use)



This fabulous, four bed roomed, spacious home would be ideal for a growing family! The current owners have designed the house to be low maintenance & very family friendly, with the advantage of generous storage throughout the home, a conservatory & great entertaining space in the fully paved rear garden!

ENTRANCE HALL Ceiling light, coat hanging area, radiator, access to large storage area (previously in use as garage) with power & lighting connected. Tiled flooring.

LOUNGE/DINER Two ceiling lights, double glazed window to front aspect & double-glazed doors leading to the conservatory. Feature marble fireplace with hearth housing a wood burner. Pale grey laminate flooring throughout. Two radiators.

CONSERVATORY UPVC conservatory with brick base, ideal for enjoying views of the garden. With power points & tiled flooring.

KITCHEN Inset spotlights, double glazed window overlooking the garden & double-glazed door providing access. Extensive range of wall & base units with worktops over & tiled splashbacks. Breakfast bar, electric cooker, space & plumbing for dishwasher & washing machine, space for US style fridge/ freezer, cupboard housing 'Worcester' gas central heating boiler. Large pantry, (possibly with potential for conversion to a utility room.) Further built in storage cupboard, tiled flooring, radiator.

CLOAKROOM Ceiling light, double glazed opaque window to front aspect. Fully tiled, with toilet & feature vanity unit with inset basin, heated towel rail style radiator, tiled flooring.



LANDING Ceiling light, loft hatch, airing cupboard with shelving.

MASTER BEDROOM Two ceiling lights, two double glazed windows to front aspect, two radiators. Bank of built in wardrobes with shelving, hanging rails & mirrored sliding doors.

ENSUITE SHOWER ROOM Ceiling light, opaque double-glazed window to side aspect. Large shower cubicle, with inset lighting, sound system, seat & multiple jets. Toilet & bidet, vanity unit with inset basin & tiled splashbacks with mirror & light over. Heated towel rail style radiator, tiled flooring.

BEDROOM TWO Two ceiling lights, two double glazed windows to rear aspect, two radiators. Bank of built in wardrobes with mirrored doors, alcove with shelving.

BEDROOM THREE Ceiling light, double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM FOUR Ceiling light, double glazed window to rear aspect, built in wardrobes, radiator.

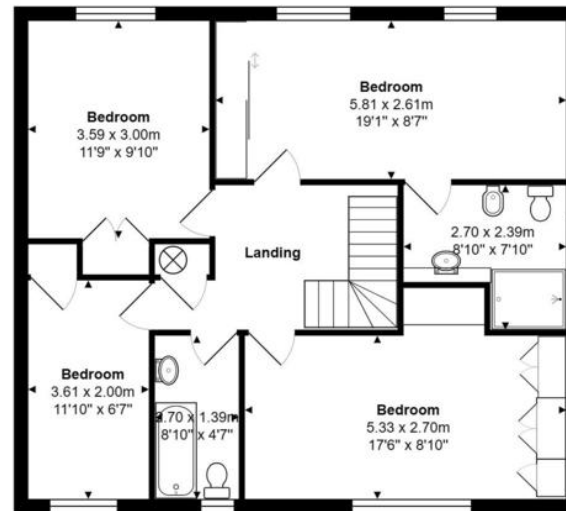
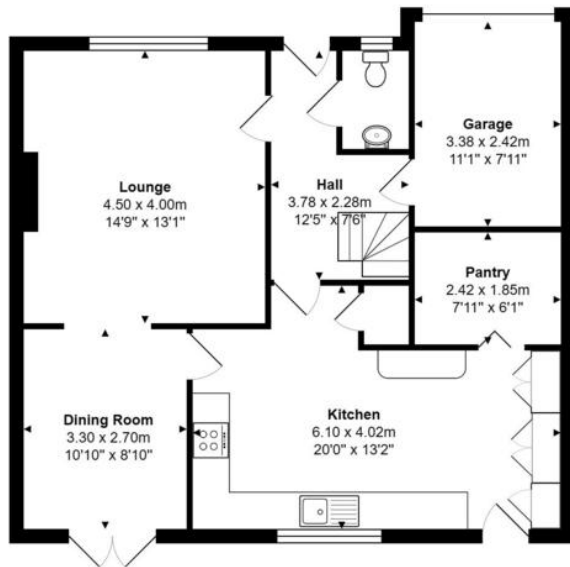
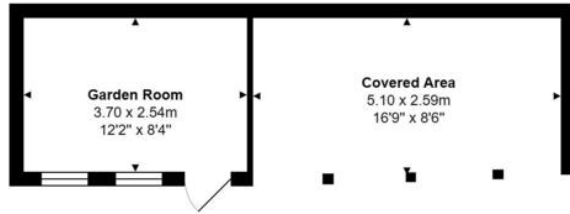
FAMILY BATHROOM Ceiling light, double glazed opaque window to rear aspect. Fully tiled, the suite includes a bath with shower over & tiled shelving, toilet, vanity unit with inset basin. Heated towel rail style radiator, tiled flooring.

REAR GARDEN Fully enclosed rear garden, laid to paving for easy maintenance with raised planted borders, including a mature palm tree & feature fountain! Continuing toward the rear of the garden there is a raised deck, with lighting, leading to the covered entertaining area, also with lighting & plenty of space for seating! There is also a further garden room, with lighting & insulation, which could be used as a treatment room, home office, studio, den, gym etc. Path to covered log storage area, space for bin storage. Outside tap, lighting & power sockets.

PARKING Currently with space for three cars, the rest of the space to the front of the property is laid to gravel & benefits from mature & attractive shrubs.







Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
 T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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