



11 Stourpaine Road, West Canford Heath, Poole BH17 9AT

A well presented four bedroom detached family home, situated in a popular residential location within close proximity to local amenities and excellent walking over the heath.

EPC: 73 Council Tax Band: D Price: £450,000 Freehold

 **4**  **2**  **2**





Key Features

- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- GENEROUS KITCHEN/BREAKFAST ROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CUL-DE-SAC LOCATION
- SUNNY REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- GARAGE & BLOCK PAVED DRIVEWAY

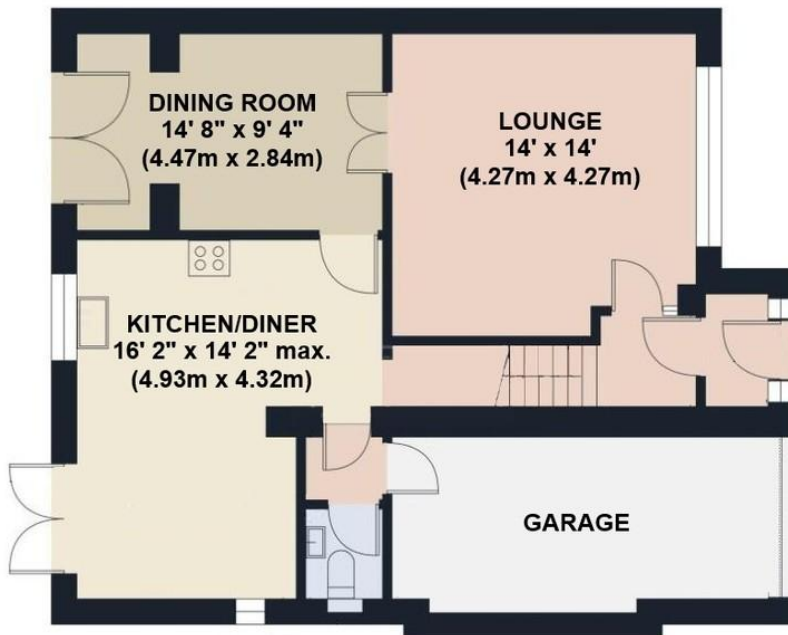
The Property

Enjoying an established cul-de-sac location is this well presented, four bedroom detached family home, situated on the west side of Canford Heath and within walking distance of local amenities and excellent dog walking across the heath. Within Canford Heath there is popular schooling for all age groups and only a short distance away both the boys' and girls' grammar schools.

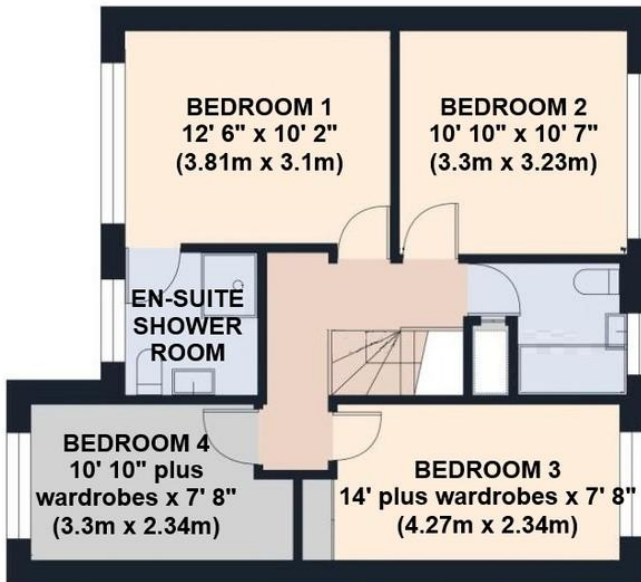
The accommodation comprises of an entrance porch and hall leading to the living room, with double doors then opening to a dining room with patio doors to the rear garden. There is then an extended

kitchen/breakfast room, again with patio doors to the garden, and an inner hallway accessing the ground floor cloakroom with a personal door to the garage. To the first floor the main bedroom has fitted furniture and an en-suite shower room, there are then three further bedrooms and a family bathroom.

The front garden has been predominantly laid out to block paving to provide good off road parking and there is an integral garage, and the rear garden has been laid to patio and lawn and is fully enclosed. The garden enjoys a sunny westerly aspect.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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