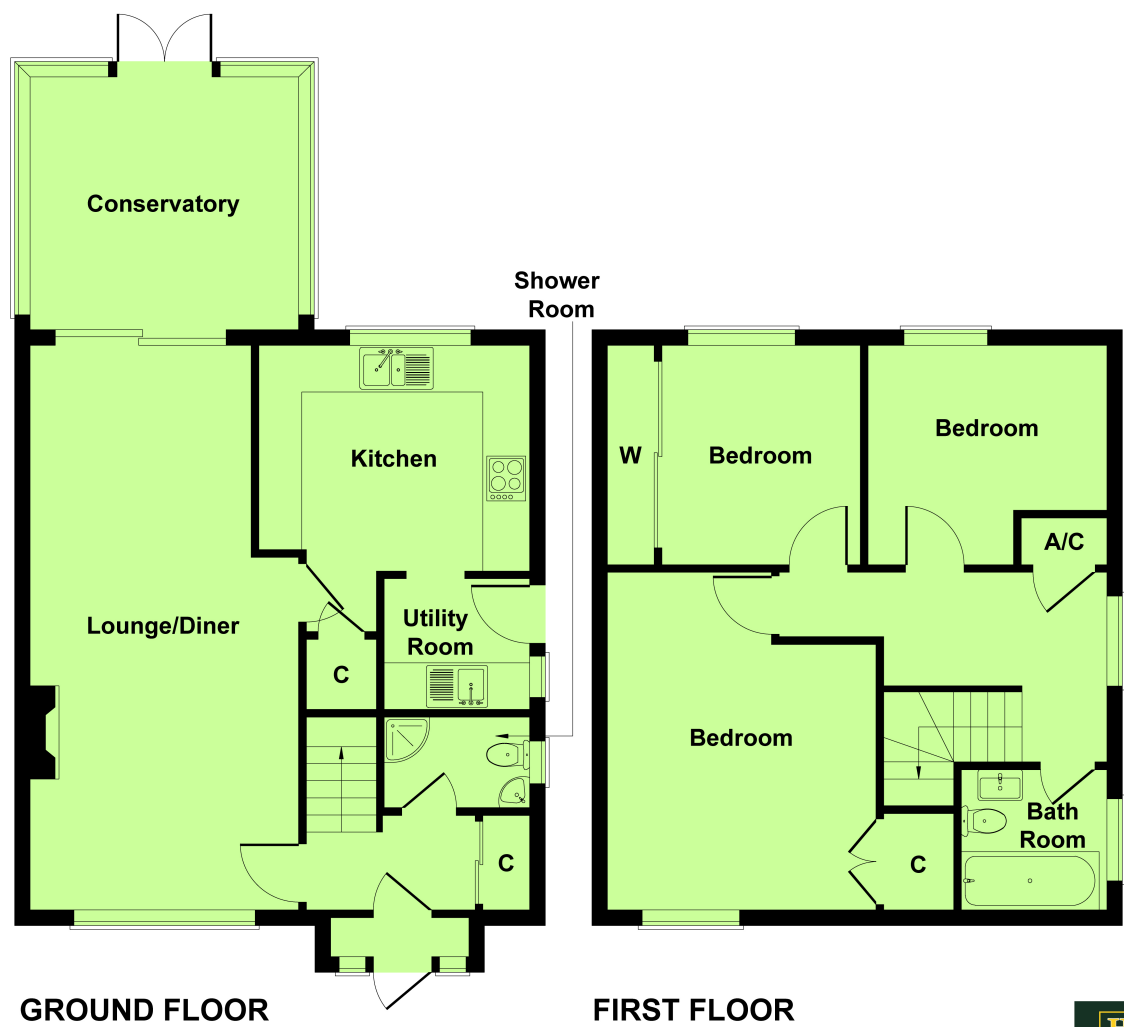


14 Hawkchurch Gardens
Canford Heath
Poole BH17 9EN

Price **£400,000** Freehold



A SUPERBLY PRESENTED THREE
BEDROOM, TWO BATHROOM DETACHED
FAMILY HOME BENEFITTING FROM
CONSERVATORY, TWO DRIVEWAYS
AND A SINGLE GARAGE.

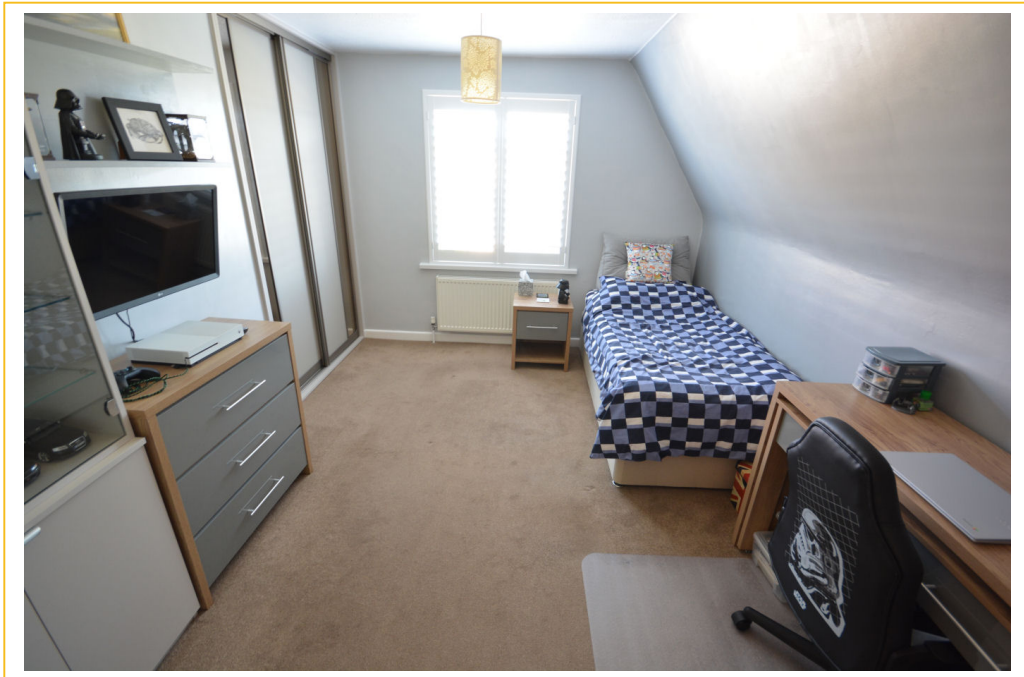


Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * **PORCH 6'3" x 2' (1.92m x 0.6m)**
- * **ENTRANCE HALL 7'8" x 4'5" (2.37m x 1.37m)**
- * **GROUND FLOOR SHOWER ROOM 6' x 4'3" (1.82m x 1.31m)**
- * **LOUNGE/DINING ROOM 23'9" x 11'3" (7.28m x 3.44m)**
- * **CONSERVATORY 11'5" x 10'8" (3.5m x 3.29m)**
- * **KITCHEN 11'4" x 10'4" (3.47m x 3.16m)**
- * **UTILITY ROOM 6'7" x 5'9" (2.04m x 1.79m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 14'6" x 9'8" (4.45m x 2.98m)**
- * **BEDROOM TWO 8'9" TO WARDROBE FRONT x 8'8" (2.71m x 2.68m)**
- * **BEDROOM THREE 9'1" x 7'9" (2.77m x 2.4m)**
- * **FAMILY BATHROOM 6'6" x 6'4" (2.01m x 1.98m)**
- * **TWO DRIVEWAYS**
- * **DETACHED SINGLE GARAGE**
- * **LOW MAINTENANCE FRONT & REAR GARDENS**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Double opening glazed doors give access into the porch and via a frosted front door with matching side screens leads into the entrance hall which benefits from storage cupboard with sliding doors, telephone point and access into the ground floor shower room which has frosted window to side, tiled flooring, corner wash hand basin with mixer tap and tiled splashback, low level flush WC and shower cubicle with shower. The light and airy lounge/dining room has window to front, TV point, central fireplace with marble effect hearth and wooden surround and sliding patio doors leading through to the conservatory which in turn via double opening doors leads to the rear garden. The modern fitted kitchen has window to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three drawers, space for tall fridge/freezer and wine fridge/slimline dishwasher, integrated appliances to include oven, four ring ceramic hob and extractor fan over, cupboard housing the wall mounted 'Glow-Worm' boiler and understairs storage cupboard. Off the kitchen is the utility room which has frosted window and door to side, range of wall and floor mounted cupboards, roll top work surfaces over, single sink with drainer and mixer tap and space and plumbing for washing machine.

The first floor landing has useful storage cupboard with shelving, window to side and loft access via a hatch. Bedroom one has window to front and benefits from fitted furniture to include shelving and wardrobes with sliding doors. Bedroom two has window to rear and benefits from fitted wardrobes with sliding doors. Bedroom three has window to rear. The family bathroom has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed with bath with mixer tap.

To the front of the property is a small area laid to shingle and to the right hand side via a five bar timber gate, a tarmac driveway provides off road parking for a number of vehicles in turn leading to the detached single garage which has electric roller up and over door, light and power. To the left hand side of the property, there is further parking via a tarmac driveway with tall double opening timber gates leading to further storage area/parking ideal for boat/caravan. The secluded rear garden has a patio providing seating in turn leading to the remainder which is laid to shingle and mature shrubs, all of which are bound by timber fence borders. Access down both sides of the property in turn lead to the front.



**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 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: R2127