



## Godmanston Close, Canford Heath, Poole, Dorset

Asking price £345,000

NO FORWARD CHAIN, CANFORD HEATH, £345,000. Take a look at this DETACHED HOUSE in Godmanston Close, BH17. This property is being offered with NO FORWARD CHAIN. It is located on a good sized CORNER PLOT and benefits from an enclosed sunny aspect REAR GARDEN, SINGLE GARAGE and DRIVEWAY for several cars. Dual aspect lounge with laminate flooring and patio doors to the walled rear garden. Dining room with archway leading to a modern fitted kitchen with white units. Stairs from the lounge leading to the upper floor, comprising two good sized double bedrooms with fitted wardrobes, a single bedroom/ study/ dressing room to the rear, as well as a modern bathroom with white suite. Downstairs cloakroom. This home benefits from gas central heating and double glazing. Great location.



## FRONT DOOR AND ENTRANCE HALL

5'8" x 2'10" (1.73 x 0.87)

Steps leading from the pathway up to the front door. Upvc double glazed door with locking handles. Leading into the entrance hall with white ceiling, emulsion painted walls and laminate light wood colour flooring. Double glazed window to side aspect. Ceiling lighting. Radiator.

## LOUNGE

15'3" x 13'5" (4.66 x 4.09)

Panelled white door leading from the entrance hall into this lounge reception room with dual aspect. White ceiling, emulsion painted walls and laminate flooring. Two ceiling light fittings. Radiator. Double glazed window overlooking the front of the property. Metal framed patio doors to the rear leading out into the walled garden. Light switch, Plug sockets and TV socket. Stairs to first floor and landing area, door leading into the dining room.

## DINING ROOM

10'0" x 7'11" (3.06 x 2.42)

White painted panelled wooden door leading in from the lounge into the dining room with front facing aspect. White ceiling, emulsion painted walls and continuation of the light wood colour laminate flooring. Ceiling lighting. Light switch, plug sockets. Radiator. Double glazed window overlooking the front aspect. Archway leading into the kitchen.

## KITCHEN

10'0" x 7'1" (3.06 x 2.18)

Archway from the dining room leading into this modern style fitted kitchen with white ceiling, white brick shaped tiled walls and emulsion painted around the worktops. Fitted light wood colour fitted laminate flooring. A range of fitted white units with wood colour laminate worktops. Stainless steel one and half bowl sink with drainer and mixer tap. Free standing slot in cooker. Space and plumbing for washing machine and space for fridge freezer. Double glazed window overlooking the rear garden with fitted blind.

## DOWN STAIRS CLOAKROOM

4'6" x 2'6" (1.39 x 0.78)

White painted panelled door leading into the cloakroom. White ceiling, part emulsion and part wood panelled walls with tiled splash back. Light wood colour laminate flooring. Double glazed window frosted. Radiator. Sink with fitted taps. WC with seat and lid and cistern with flush.

## STAIRS AND LANDING

9'4" x 5'4" (2.85 x 1.64)

Stairs leading from the lounge with stairs to the first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Double glazed window overlooking the rear garden. Light switch. Doors to all first floor rooms.

## BEDROOM ONE (MAIN DOUBLE FRONT)

10'1" x 8'7" (3.09 x 2.63)

White painted panelled door leading from the landing into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Double glazed window. Radiator. Built in wardrobe with shelves and rail inside. Light switch and plug sockets.



## **BEDROOM TWO (DOUBLE FRONT)**

8'5" x 8'3" (2.57 x 2.54)

White painted panelled door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted flooring. Ceiling lighting. Radiator. Light switch and plug sockets. Built in wardrobe with shelving and rails inside. Double glazed window overlooking the front aspect.

## **BEDROOM THREE (SINGLE REAR)**

7'2" x 6'8" (2.19 x 2.04)

White painted panelled wooden door leading into this single bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Double glazed window overlooking rear garden. Radiator. Ceiling lighting. Light switch and plug sockets.

## **BATHROOM**

7'1" x 7'0" (2.16 x 2.15)

White painted panelled door leading into this modern style bathroom. White ceiling, part tiled and part emulsion painted walls with fitted lino flooring. Double glazed window. Radiator. White suite consisting of bath with chrome effect fittings and electric shower over bath. White wc with seat and lid and boxed in cistern. White sink inlay to vanity unit with chrome effect fittings. Ceiling lighting.

## **REAR GARDEN**

A good size sunny aspect rear garden, which is walled and has a patio area, lawn and borders with established plants and trees. Side wooden gate leading to the drive and garage.

## **GARAGE AND DRIVEWAY**

garage is 16'6" x 7'10" (garage is 5.05 x 2.41)

Driveway to the side of the property for several cars leading to a single garage. Garage is brick built with tiled and pitched roof with up and over door. Power and electrics inside.

## **FRONT GARDEN**

The front garden is easy maintenance and established with rockery and bushes with steps leading to the front door.

## **TENURE**

The property is FREEHOLD. It is also being offered with NO FORWARD CHAIN.



## Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



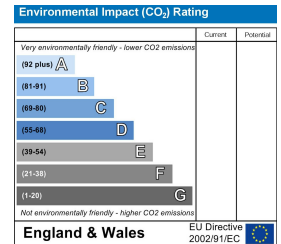
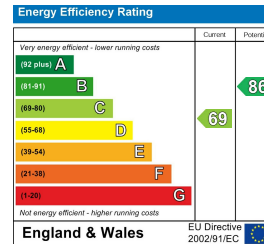
## First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD