

6 Learoyd Road
Canford Heath
Poole BH17 8PJ

Price **£399,950** Freehold



A SUPERBLY PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME, BENEFITTING FROM MODERN KITCHEN/BREAKFAST ROOM AND SIZEABLE CONSERVATORY. AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.



*** ENTRANCE HALL**

*** LOUNGE 14'10" x 13' (4.52m x 3.95m)**

*** KITCHEN/BREAKFAST ROOM 19'1" x 9'10" (5.83m x 2.99m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 13'4" x 10'8" (4.06m x 3.25m)**

*** BEDROOM TWO 11'4" x 10'8" (3.45m x 3.25m)**

*** BEDROOM THREE 9'5" x 8'5" (2.87m x 2.57m)**

*** FAMILY BATHROOM 8'5" x 5'4" (2.58m x 1.63m)**

*** DRIVEWAY & GARAGE**

*** SECLUDED REAR GARDEN**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

This exceptionally well presented family house is situated directly opposite the school gates making for a stress free school run.

The well planned and proportioned accommodation is set out over two floors with three double bedrooms positioned on the first floor and serviced by a modern family bathroom.

The ground floor is occupied by a lounge positioned at the front of the house with feature picture window. The kitchen is located at the rear of the property, is comprehensively fitted and opens through to the dining area with sliding patio doors to the rear elevation. The principal reception rooms are complimented by a large all-year round conservatory making an ideal vantage point from which to enjoy views of the adjoining rear gardens.

The house is approached by a single width driveway access, the block paved driveway providing private off-street parking as well as giving access to the attached garage. The gardens to the rear can be accessed via doors from the conservatory, with sun patio which extends to the side and a 'nook' seating area situated at the rear of the garage. The remainder of the gardens are slightly elevated and laid mainly to lawn whilst being enclosed on all three sides.

Canford Heath is a very popular and well established conurbation of Poole. Geared with families in mind, the area boasts popular schools as well as a small retail park offering a large Asda Supermarket. The larger conurbation of Broadstone is within close proximity with the coastal town centres of both Poole and Bournemouth also within easy reach.

The house is being offered for sale with no forward chain and in excellent condition throughout and has extension potential, subject to planning permission.



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 Learoyd Road will be found on the right hand side at the end of the road.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2087