4a Newton Road, Canford Cliffs, Poole BH13 7EX

Guide Price £1,100,000 Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

Canford Cliffs
Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

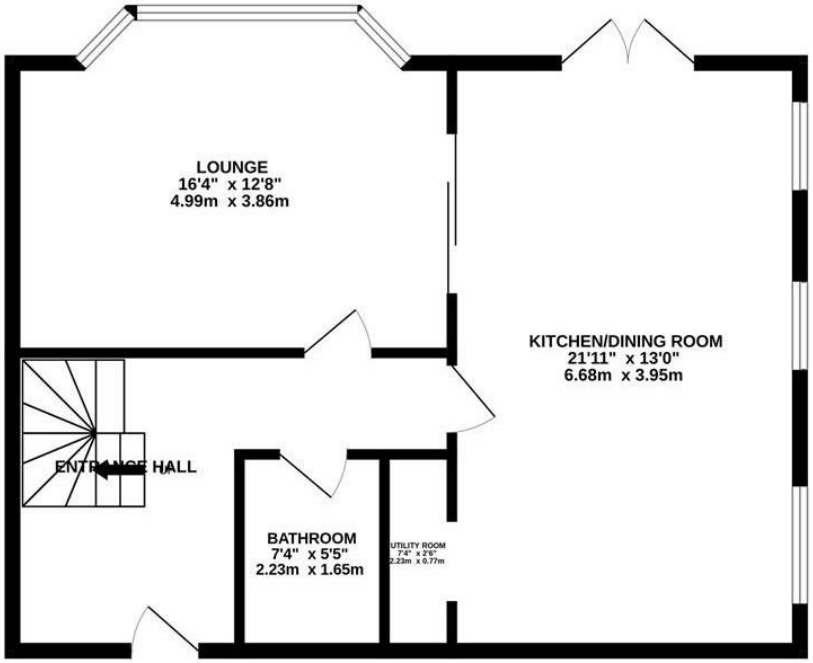
Property Comprises
An attractive 1930s detached character property set on a generous south-westerly facing plot. Situated in the very heart of Canford Cliffs village, and only a short level walk to all local amenities and just moments from the award winning sandy beaches.

The accommodation is arranged over two floors and is bright and spacious throughout extending to almost 1,500sqft of internal space.
The welcoming entrance hall offers access to all rooms on the ground floor; to include a generous dual aspect fully fitted kitchen/dining room with double doors on to the rear garden, a large separate lounge and modern shower room
On the first floor, there are three double bedrooms and family bathroom.

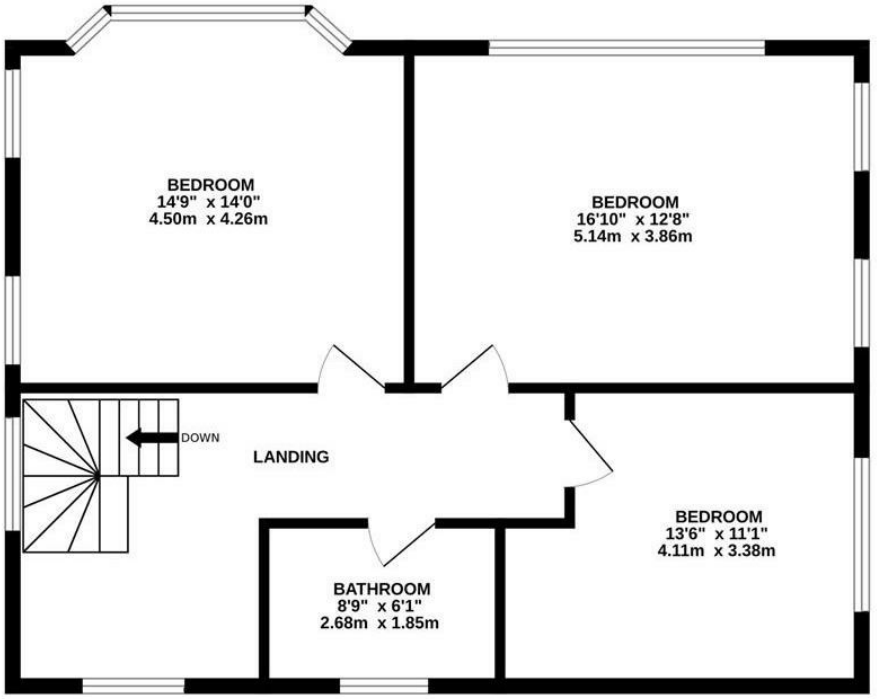
Externally, the driveway offers ample space for off road parking and allows access to all sides of the property. The level low maintenance rear garden is directly west facing with a large patio area, lawn and mature hedges making it an ideal space for outdoor entertaining.

Newton Road itself is extremely popular as it is remarkably quiet given its proximity to local amenities and benefits from having some of the areas finest properties. Although this home presents beautifully and is in move in condition there is still further scope to extend and re-model subject to the appropriate planning permission.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All room dimensions given above are approximate measurements
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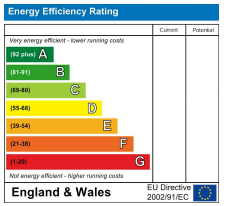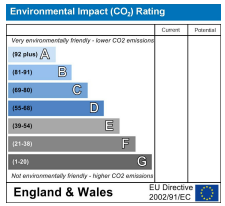
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