

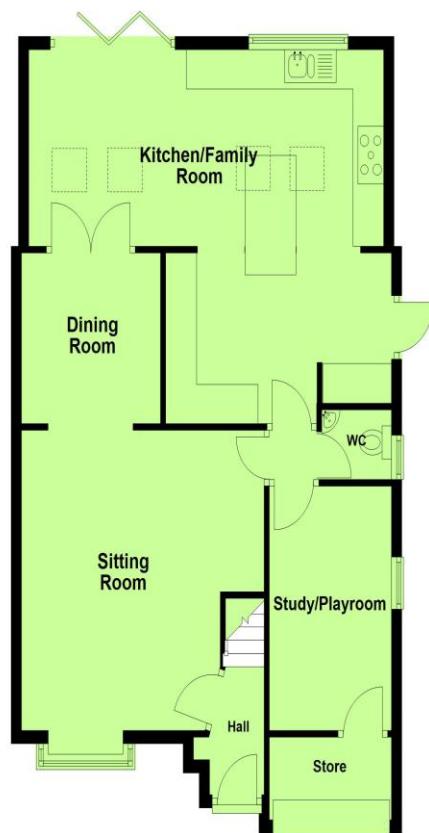
3 Waytown Close
Canford Heath
Poole BH17 9WF

Price **£510,000** Freehold

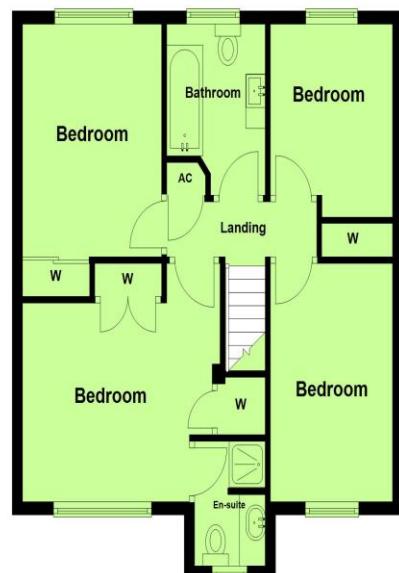


A BEAUTIFULLY PRESENTED AND EXTENDED
FOUR BEDROOM, TWO BATHROOM DETACHED
FAMILY HOME, SET IN A QUIET AND POPULAR
RESIDENTIAL CUL-DE-SAC LOCATION.

Ground Floor



First Floor



Total area: approx. 131.3 sq. metres (1413.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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.
Plan produced using PlanUp.

* **ENTRANCE HALLWAY**

- * **CLOAKROOM 4'2" x 3'7" (1.28m x 1.12m)**
- * **SITTING ROOM 15'6" (MAXIMUM) x 15' (4.75m x 4.57m)**
 - * **DINING ROOM 8'9" x 8'5" (2.71m x 2.59m)**
- * **OPEN PLAN KITCHEN/FAMILY ROOM 23' x 19'5" (7.01m x 5.94m)**
 - * **STUDY/PLAYROOM 12'5" x 7'8" (3.81m x 2.37m)**
 - * **STORE ROOM 8' x 4'2" (2.43m x 1.28m)**
 - * **STAIRS RISING TO FIRST FLOOR LANDING**
- * **BEDROOM ONE 12'6" x 10' TO WARDROBE FRONTS (3.84m x 3.04m)**
 - * **EN SUITE SHOWER ROOM 6'4" x 4'8" (1.95m x 1.46m)**
- * **BEDROOM TWO 11'8" TO WARDROBE FRONTS x 9'1" (3.59m x 2.77m)**
 - * **BEDROOM THREE 12'2" x 8'2" (3.71m x 2.49m)**
 - * **BEDROOM FOUR 9'8" x 8'1" (2.98m x 2.46m)**
 - * **FAMILY BATHROOM 8'7" x 6'2" (2.65m x 1.88m)**
- * **AMPLE OFF ROAD PARKING**
- * **WELL MAINTAINED REAR GARDEN**
- * **DOUBLE GLAZED WINDOWS**
- * **GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway. The cloakroom comprises low level flush WC, wall mounted corner sink unit with mixer tap and obscured glazed window. The sitting room is to the front of the property with feature bay window and archway through to the dining room where there are double opening glazed doors to the family room. The feature open plan kitchen/family room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, twin 'Bosch' ovens and five burner induction hob with extractor fan above, feature island with storage and breakfast bar, integrated fridge/freezer and dishwasher, feature skylights and spot lighting, window and bi-fold doors to the rear garden and door to the side aspect. The study/playroom (originally forming part of the garage) has obscured glazed window, wall mounted 'Worcester' gas fired central heating boiler, vertical radiator, door provides access to a storage area (originally forming part of the garage) with roller door to the front.

Stairs rise from the entrance hall to the first floor landing where there is access to loft space, built-in airing cupboard housing the hot water cylinder and slatted shelving. Bedroom one is to the front of the property with built in wardrobes. The en suite shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror above, fully tiled shower cubicle with wall mounted shower and wall mounted heated towel rail. Bedrooms two, three and four are all doubles with bedrooms two and three having built in wardrobes. The family bathroom comprises low level flush WC, panel enclosed bath with mixer tap and shower above, shower screen, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and fully tiled walls.

The front of the property provides ample off road parking. The rear garden is well maintained being mainly laid to lawn and patio area, raised shrub and herbaceous borders and timber shed.



**DIRECTIONS:**

From Broadstone Centre proceed down Lower Blandford Road to the Darbys Corner roundabout. Take the second exit into Canford Heath Road and at the next roundabout turn right into Stinsford Road. Take the first turning right into Holnest Road and Waytown Close is the first turning on the left hand side.

COUNCIL TAX: Band E 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: R2060