



3 Cribb Close  
, Poole, BH17 8QD

£360,000



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St Quintin Estate Agents are delighted to present this exceptionally spacious and extended four/five-bedroom, three/four-reception-room semi-detached family home, ideally positioned in a well-regarded road within Canford Heath.

Offering generous and highly versatile accommodation throughout, the property provides flexible living arrangements to suit a variety of needs. With up to four reception rooms, there is ample space for both family living and entertaining, whilst the layout also allows for adaptation as a four or five-bedroom home. A conservatory to the rear further enhances the living space, enjoying pleasant views over the garden and creating an ideal area for relaxation.

The property benefits from double glazing throughout and offers excellent scope for reconfiguration, making it particularly appealing to growing families or those working from home.

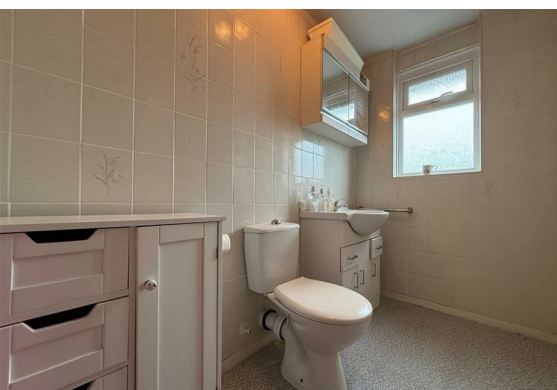
Externally, the property features a private rear garden, a garage, and off-road parking for one vehicle to the front. The property is offered with vacant possession, ensuring a smooth and straightforward purchase.

Whilst already a substantial home, the property would now benefit from a degree of modernisation, presenting an excellent opportunity for buyers to update and personalise to their own taste.

Conveniently located, the property is within easy walking distance of local amenities, including shops and a public house, and is also well positioned for access to highly regarded local schools.

An excellent opportunity to acquire a highly adaptable and generously sized home in a popular residential location.





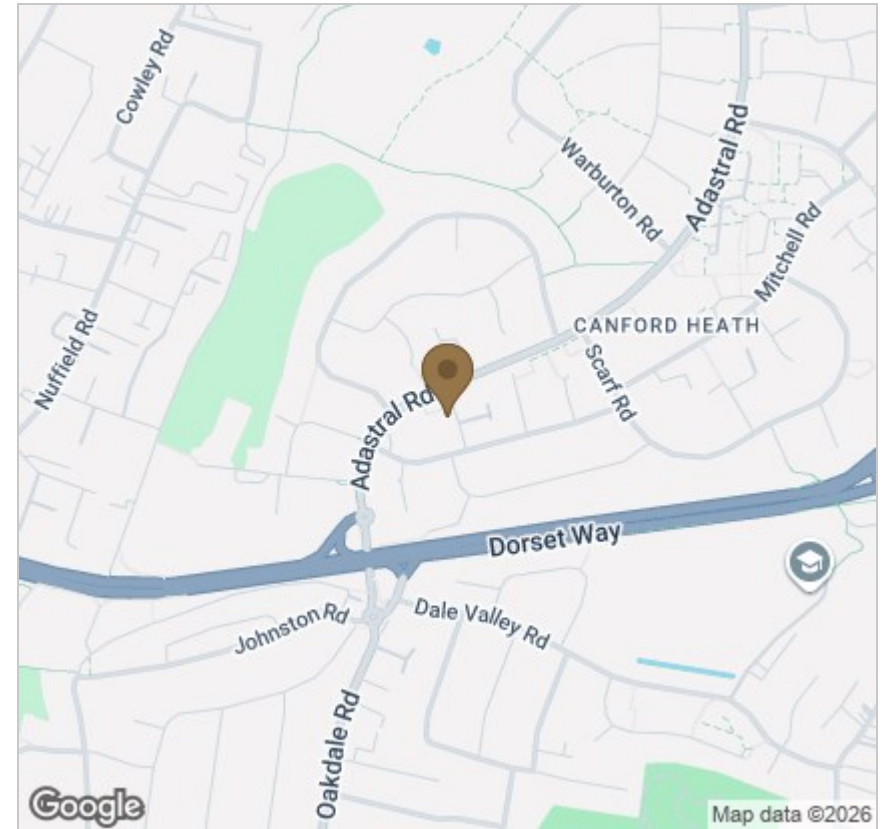
## Floor Plan



## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.