Hillier Wilson

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53 Portesham Way
Canford Heath
Poole BH17 9HQ

Price **£360,000** Freehold

A VERY WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME SET IN A QUIET AND POPULAR RESIDENTIAL LOCATION CLOSE TO PLEASANT HEATHLAND WALKS.

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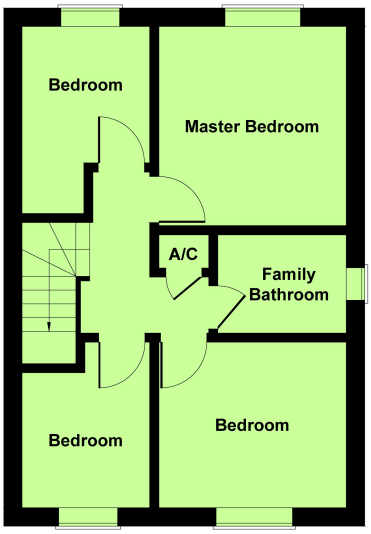
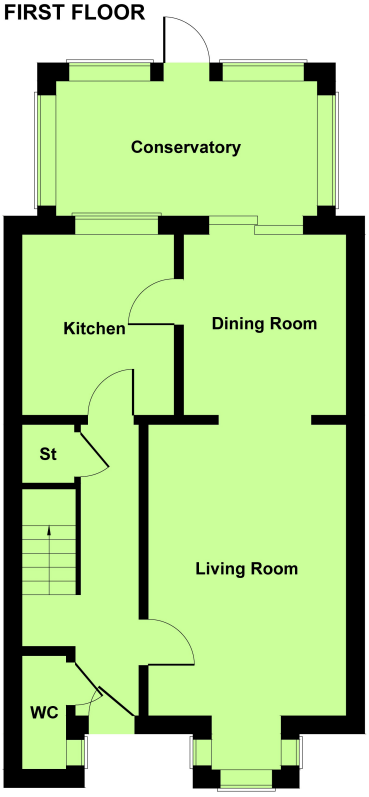
homes@hillierwilson.co.uk
Registration No 4898287 • Registered Office 188 Lower Blandford Road, Broadstone, Dorset BH18 8DP

OnTheMarket rightmove



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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* ENTRANCE HALLWAY
* CLOAKROOM 5′ 9″ X 2′ 6″ (1.79m x 0.79m)
* LIVING ROOM 15′ 8″ X 10′ 8″ (4.81m x 3.29m)
* DINING ROOM 9′ 9″ X 8′ 9″ (3.01m x 2.71m)
* CONSERVATORY 15′ 3″ X 7′ 9″ (4.66m x 2.4m)
* KITCHEN 9′ 9″ X 8′ 2″ (3.01m x 2.49m)
* BEDROOM ONE 10′ 8″ X 8′ 9″ (3.29m x 2.71m)
* BEDROOM TWO 10′ 2″ X 8′ 6″ (3.1m x 2.62m)
* BEDROOM THREE 7′ 5″ X 7′ 1″ (2.28m x 2.16m)
* BEDROOM FOUR 9′ X 7′ 1″ (2.74m x 2.16m)
* FAMILY BATHROOM 6′ 8″ X 5′ 6″ (2.07m x 1.7m)
* GAS FIRED CENTRAL HEATING
* DOUBLE GLAZED
* REAR GARDEN
* OFF ROAD PARKING AND SINGLE GARAGE

ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has understairs storage cupboard and access into the downstairs cloakroom which has low level flush WC and wash hand basin with vanity unit beneath and tiled splashback. The living room features a bay window with fitted shutters and a square archway through to the dining room in turn leading to the conservatory via sliding door. The conservatory has triple aspect windows overlooking the rear garden and space and plumbing for washing machine and tumble dryer. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated oven, space and plumbing for dishwasher, space for upright fridge/freezer, four ring burner gas hob with extractor fan above, one and half bowl single drainer stainless steel sink unit with mixer tap, borrowed light window to the conservatory and part tiled walls.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and built in airing cupboard housing hot water cylinder with slatted shelving above. Bedrooms one and three are to the rear of the property with bedroom one having the benefit of built in wardrobes. Bedrooms two and four are to the front of the property with built in wardrobe to bedroom two. The family bathroom has a white suite comprising P shaped bath with central mixer tap, wall mounted shower with shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted mirrored medicine cabinet and part tiled walls.

Outside, there is a driveway to the front of the property providing off road parking, in turn leading to the single garage. The rear garden is tiered with two patio areas and an artificial lawn area, shrub and herbaceous borders and personal door to the garage.

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 left into Culliford Crescent and take the fourth turning on the left hand side into Portesham Way.

COUNCIL TAX: Band C 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: R1924