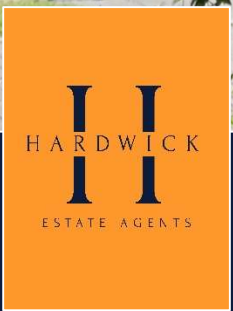




30 Mannock Way
Canford Heath, Poole, BH17 8AA



A well presented, modern semi-detached house with 3 bedrooms, 2 bath/shower rooms and a south facing garden.

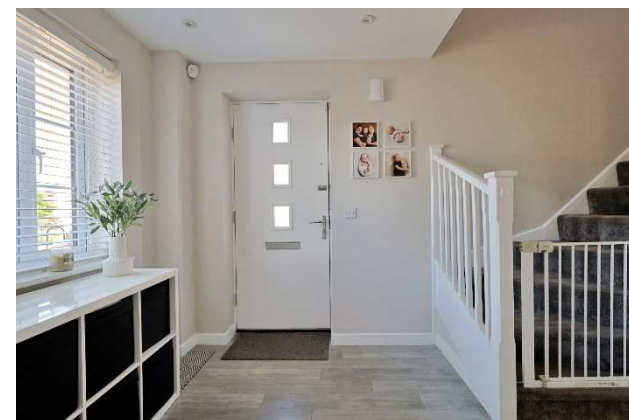
- Reception hall
- Sitting room
- Kitchen/dining room
- Downstairs wc
- 3 bedrooms
- Principle bedroom with en-suite
- Family bathroom
- Landscaped, low maintenance garden
- Allocated parking space
- Popular cul-de-sac location
- Close to local schools

ASKING PRICE:

£330,000 (freehold)

EPC RATING:

Band - B



A bright and well-presented modern semi-detached home, situated within a popular residential development in Canford Heath, conveniently positioned for local amenities, schooling and transport links.

The property offers well-planned accommodation arranged over two floors. The accommodation briefly comprises a generous reception hall with stairs rising to the first-floor accommodation with a fitted cupboard under and access to the principal ground-floor rooms.

To the rear of the property is the spacious dual-aspect sitting room, enjoying plenty of natural light and featuring double doors leading directly out to the rear garden, creating an excellent space for both everyday living and entertaining.

The kitchen-dining room is fitted with a good range of matching white base and eye-level units and a selection of fitted appliances including an oven, hob, fridge freezer, dishwasher and washing machine. There is also a concealed gas-fired boiler. A useful ground-floor cloakroom completes the downstairs accommodation and incorporates a WC and wash hand basin.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a Juliet-style balcony together with an en-suite shower room fitted with a modern white three-piece suite. The remaining bedrooms are served by the family bathroom, which is also appointed with a contemporary white three-piece suite.

Externally, the property enjoys a sunny southerly-facing landscaped rear garden designed with ease of maintenance in mind, featuring a patio terrace and artificial lawn, all enclosed by timber panel fencing and a brick wall. A rear gate provides access to the allocated parking area where there is a single parking space.

Further benefits include UPVC double-glazed windows and gas-fired central heating.

Local Area

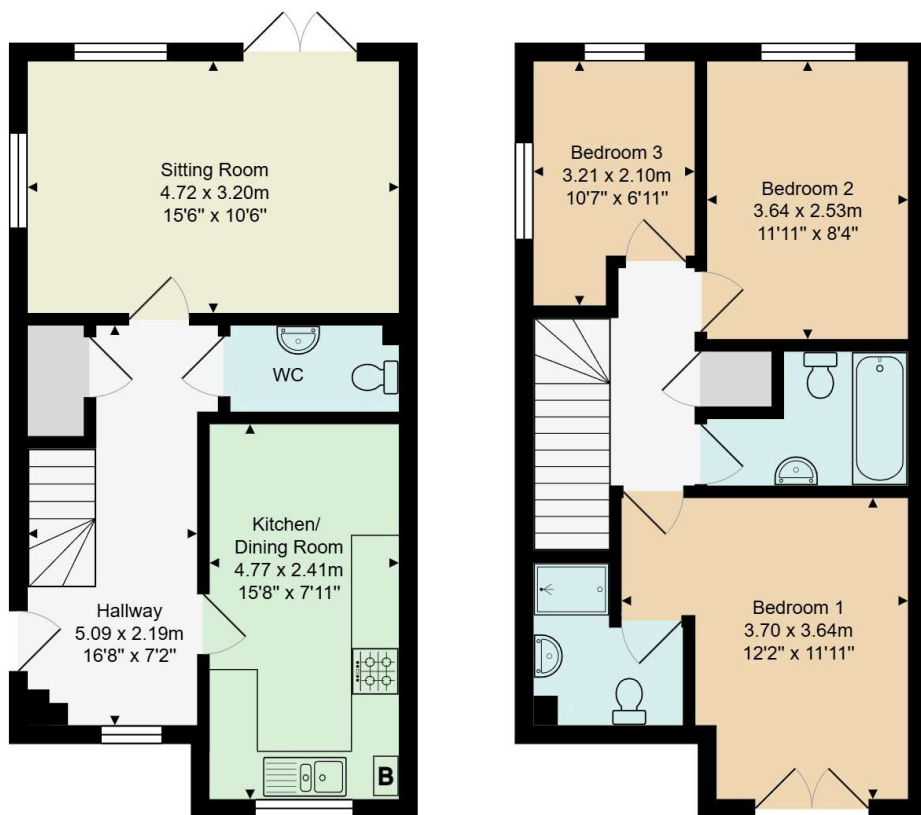
Canford Heath is a popular residential area situated to the north of Poole, well known for its excellent range of everyday amenities and convenient access to surrounding towns. Nearby facilities include supermarkets, shops, cafes, healthcare services and leisure facilities, together with well-regarded local schooling for all age groups.

Nature lovers and walkers can enjoy the nearby Canford Heath Nature Reserve, one of the largest remaining lowland heaths in the country, offering scenic walks and outdoor recreational opportunities. Poole Harbour and the award-winning sandy beaches of Sandbanks and Poole are also within easy reach.

ADDITIONAL INFORMATION

Council tax – D

Estate charge - £5.86 per month



Ground Floor
Area: approx 42.1 m² ... 453 ft²

First Floor
Area: approx 42.5 m² ... 457 ft²

Total Area: approx 84.6 m² ... 911 ft²

All measurements are approximate and for display purposes only.





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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