

Luxury+Prestige

5 NAIRN ROAD

CANFORD CLIFFS, POOLE, BH13 7NE































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Floorplans

an

Canford Cliffs NE

4

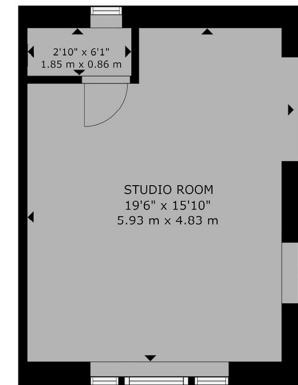
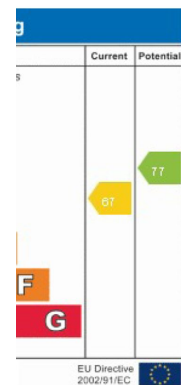
sq. ft / 169 m²
sq. ft / 72 m²
sq. ft / 242 m²

1. ft / 18 m² $1 \text{ ft} / 36 \text{ m}^2$

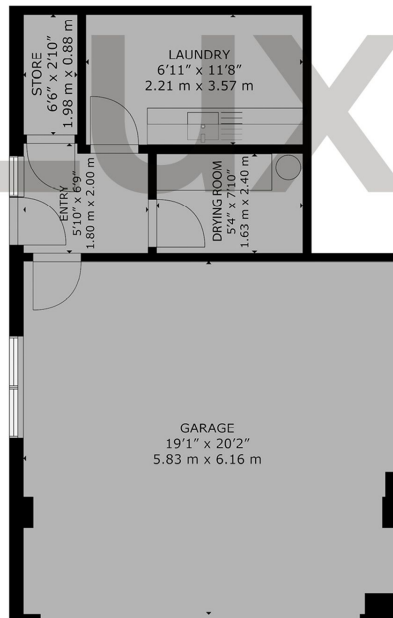
q. ft / 28 m²

sq. ft / 324 m²

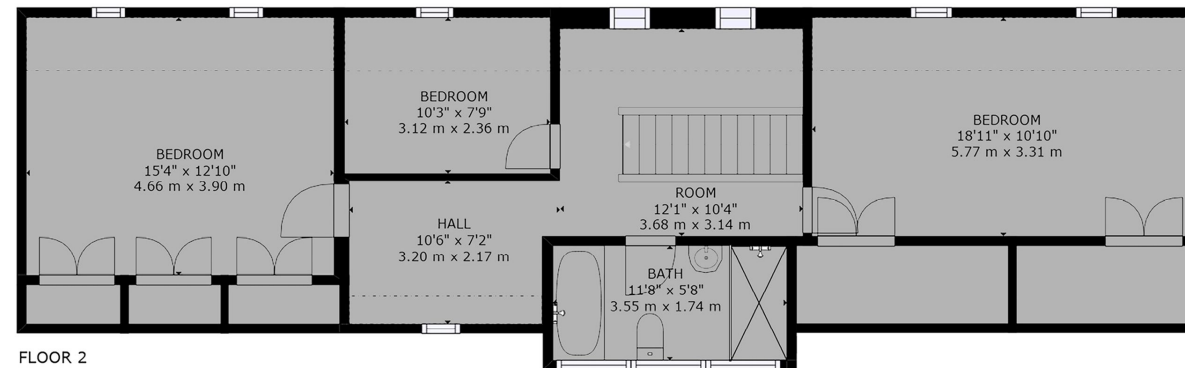
oximate, actual may vary.



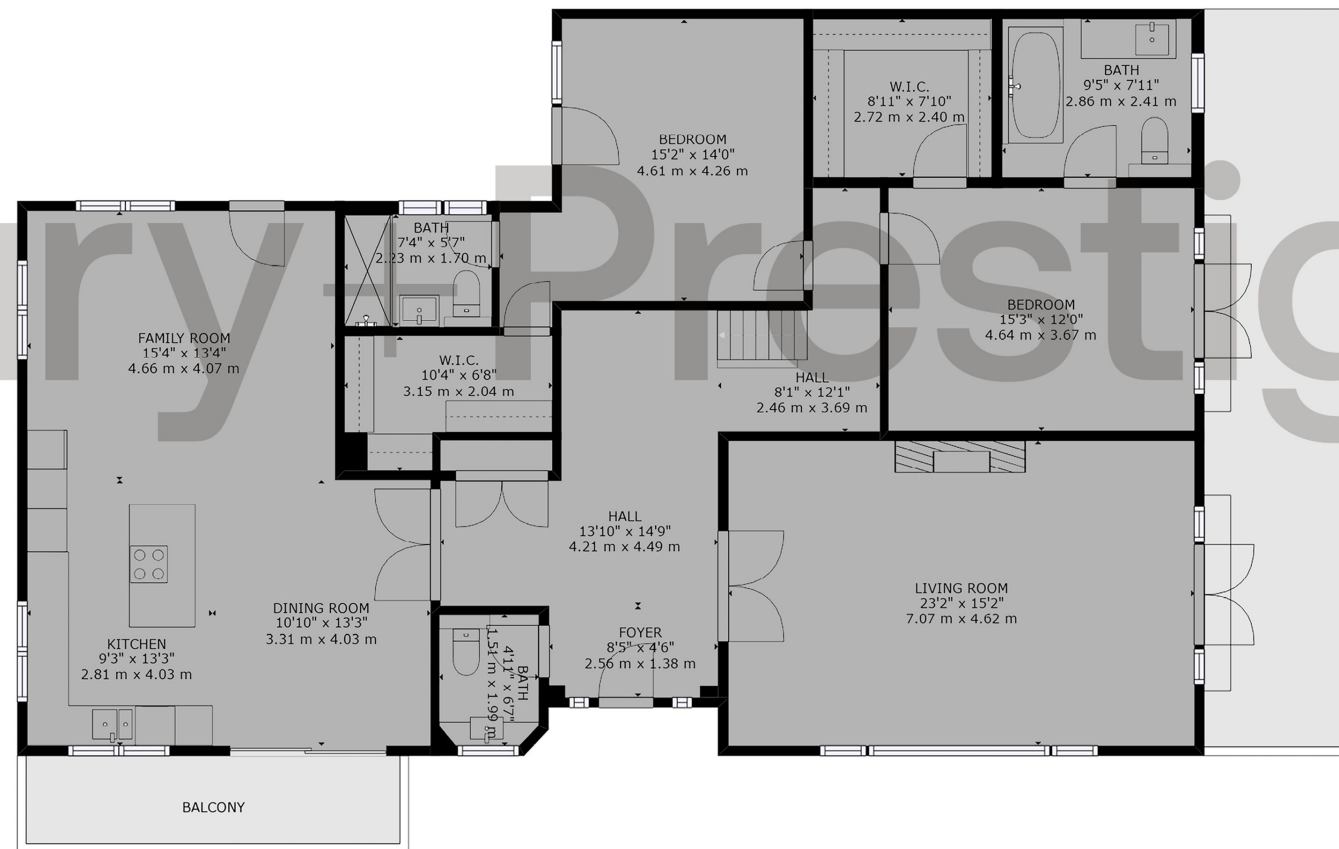
* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



FLOOR 2



FLOOR 1

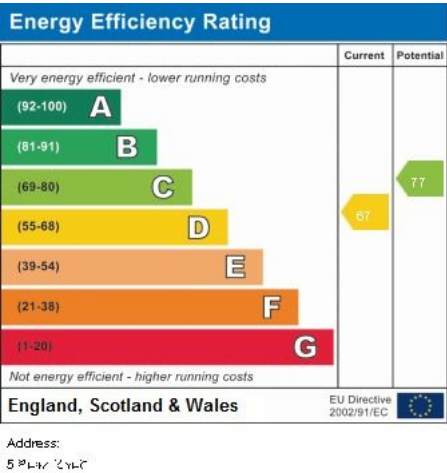
Summary

f you are looking for an extremely versatile five bedroom home in one of Canford Cliffs' most sought after roads within easy reach of the areas renowned leisure amenities then look no further. With nearly 3,500 square feet of space on offer this is easily a comfortable family home but with the main bedroom on the ground floor it could also suit anyone needing the principal accommodation laid out on a single level. The open plan family room includes a luxury contemporary kitchen with a centre island and stone tops as well as space for informal sitting and dining, not to mention a private sun balcony. The formal sitting room is bright and sunny thanks to a dual aspect and it opens onto the sun terrace and garden beyond. The main bedroom is one of two on the ground floor and it can only be described as luxurious with a walk in wardrobe and a sumptuous bathroom. For anyone potentially working from home or needing a stand alone space there is a free standing studio room in the grounds as well the 6m double garage and separate laundry.

Details

Guide Price:	£1,695,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A
Local Authority:	BCP Council
Council Tax:	Band G
	2026/2027 £3,999.98 pa**
	** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains electricity, gas, water and drainage

EPC:



Key Features

- + Totals nearly 3,500 square feet
- + Secluded & sunny garden
- + 5 bedrooms, 3 bathrooms
- + Sought after location
- + Convenient for shops and beaches
- + Up to date and beautiful interior
- + Open plan kitchen family room
- + Stand alone studio / home office
- + Generous integral garage
- + Sellers suited

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