

Bader Road, Canford Heath, Poole

Asking Price: £489,950

Austin&Wyatt









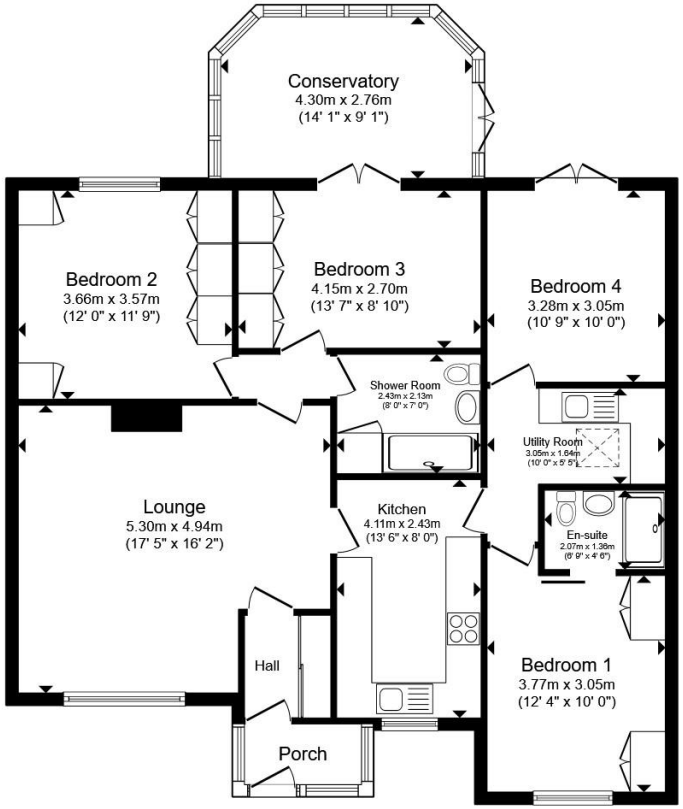




An extended four-bedroom detached bungalow offering versatile accommodation, ideal for multi-generational living or with potential for a self-contained annexe. Situated in the highly sought-after Bader Road area of Canford Heath, the property enjoys a convenient location close to local amenities, including the Adastral Square shopping precinct and regular bus services to Poole and Bournemouth. The spacious and flexible accommodation comprises an entrance porch leading into a hallway with built-in storage, a generous lounge, and a fitted kitchen. An inner hallway off the lounge provides access to two double bedrooms, both benefiting from fitted wardrobes, along with a modern fully tiled shower room. Bedroom three is currently being used as a separate dining room and enjoys direct access to a conservatory, which overlooks and opens onto the rear garden. A door from the kitchen leads through to a modern style utility room with a skylight window. From here, there is access to two further bedrooms. Bedroom oe features an extensive range of fitted furniture and a modern fully tiled en-suite shower room, while bedroom four benefits from French doors opening onto the rear garden. This section of the property could easily be adapted to create a one-bedroom annexe, with the utility room serving as a kitchenette and bedroom four utilised as a lounge.







Total floor area 114.1 m² (1,229 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Austin & Wyatt





Externally, the property boasts a large, recently resurfaced driveway providing off-road parking for several vehicles, complemented by a raised planting border. To the rear is an enclosed, southerly-facing garden featuring an initial paved patio area with steps leading to a lawned garden, established shrubs, and attractive raised gravel and rockery borders. The garden is enclosed by mature hedging and fencing, providing a good degree of privacy. Further benefits include double glazing, gas central heating, and newly fitted flooring throughout. An ideal family home offering exceptional flexibility and space. Internal viewing is highly recommended to fully appreciate the accommodation on offer. Contact us today to arrange your viewing.

Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

T: 01202 687432
E: canfordheath@austinwyattcountrywide.co.uk
15 Adastral Square, Canford Heath, Poole, Dorset, BH17 8SA

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Austin & Wyatt is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: MCH_MCH250109_R6PL_8