



Stourpaine Road, West Canford Heath, Poole
Guide Price: £450,000

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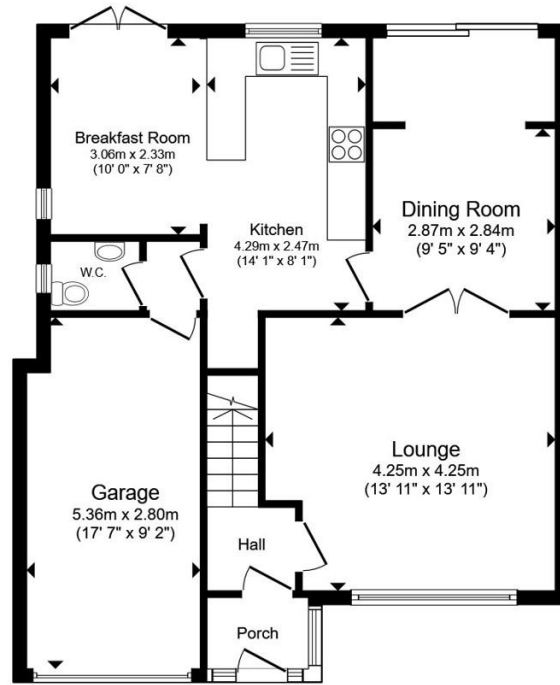




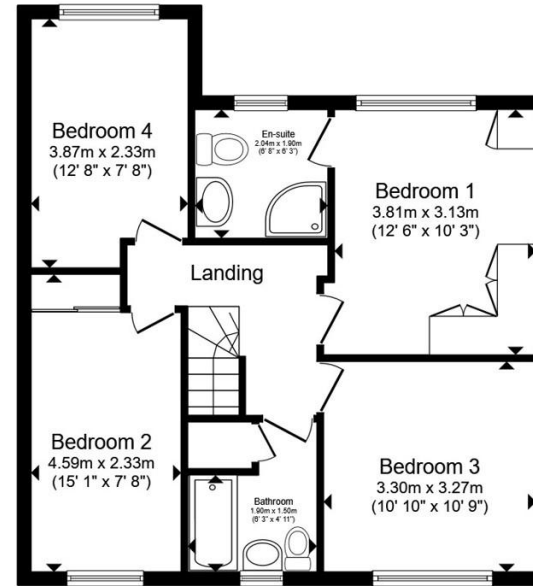


A beautifully presented four-bedroom detached family home, situated in a well-established cul-de-sac within the sought-after West Canford Heath area of Poole. Ideally positioned within walking distance of local amenities and the stunning heathland, the property offers excellent opportunities for dog walking and outdoor recreation. The area is also renowned for its highly regarded schools for all age groups, with both boys' and girls' grammar schools easily accessible. The accommodation is entered via an entrance porch, leading into a welcoming hallway. The spacious lounge is a bright and comfortable living space, with double doors opening into the dining room, which enjoys direct access to the rear garden through patio doors. The property further benefits from an extended kitchen/breakfast room, providing an excellent space for modern family life and entertaining. French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. An inner hallway gives access to the ground floor cloakroom and provides a personal door into the integral garage. Upstairs, the Master bedroom features fitted wardrobes and a stylish en-suite shower room. There are three further well-proportioned bedrooms, with bedroom two also benefiting from built-in wardrobes, together with a modern style family bathroom.





Ground Floor



First Floor

Total floor area 133.6 m² (1,438 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

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Externally, the front of the property has been predominantly block paved, providing ample off-road parking alongside the integral garage. An electric vehicle charging point is also installed for added convenience. The attractive and fully enclosed rear garden enjoys a sunny westerly aspect and has been thoughtfully landscaped with a combination of patio and lawn areas, complemented by established, well-stocked borders. A useful lean-to storage shed is situated to the side of the property. Further benefits include double glazing and gas-fired central heating throughout. Viewing is highly recommended to fully appreciate the spacious and well-presented accommodation on offer. Contact us today to arrange your appointment.

Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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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.

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