

EPC: C



**Austin & Wyatt**

**Pilsdon Drive, Canford Heath, Poole**

Offers Over: £550,000



# Austin & Wyatt

An impressive four double bedroom detached family home boasting immense kerb appeal, immediately capturing attention with its attractive frontage and beautifully presented interior. Situated on Pilsdon Drive, one of the most sought-after roads in the Canford Heath area of Poole, the property is ideally positioned close to a range of local amenities including highly regarded schools, bus routes, the Neighbourhood Centre, and within easy walking distance of the beautiful protected heathland, perfect for dog walking, cycling and outdoor pursuits.

The spacious and well-planned accommodation comprises a welcoming central hallway, understairs storage cupboard, and a well-appointed ground floor cloakroom for added convenience. The dual aspect lounge is a wonderful reception room, enjoying a focal point fireplace and French doors opening onto the rear garden.

Undoubtedly the heart of the home is the impressive open-plan kitchen, conservatory and family room, thoughtfully designed to provide three distinct yet seamlessly connected areas for cooking, dining, entertaining and relaxing. A door from the family room leads to a useful utility room and a separate study with fitted wardrobes, previously utilised as a fifth bedroom. A door from the kitchen provides access to the side pathway, with a personal door leading into the workshop.

Upstairs, there are four generously proportioned double bedrooms. The Master bedroom benefits from an extensive range of fitted furniture together with a modern style en-suite shower room. Bedrooms three also feature built-in wardrobes, while a family bathroom with both a bath and separate shower serves the remaining accommodation.

Outside, the property boasts a westerly-facing enclosed rear garden, offering an ideal space for relaxing and entertaining. A paved patio adjoins the rear of the property, while the remainder of the garden is attractively arranged with well-stocked flower, plant and shrub borders. For those seeking a more family-orientated garden, the space could easily be adapted by reducing the borders and creating a generous lawned area, ideal for children to play and outdoor family activities.

A personal door provides access to a large workshop, benefitting from power and lighting and provides excellent storage space. To the front, a block-paved driveway provides ample off-road parking, with steps leading to the front door and attractive Georgian-style storm porch. The remainder of the front garden is beautifully landscaped with an array of mature plants and shrubs, further enhancing the property's excellent kerb appeal.

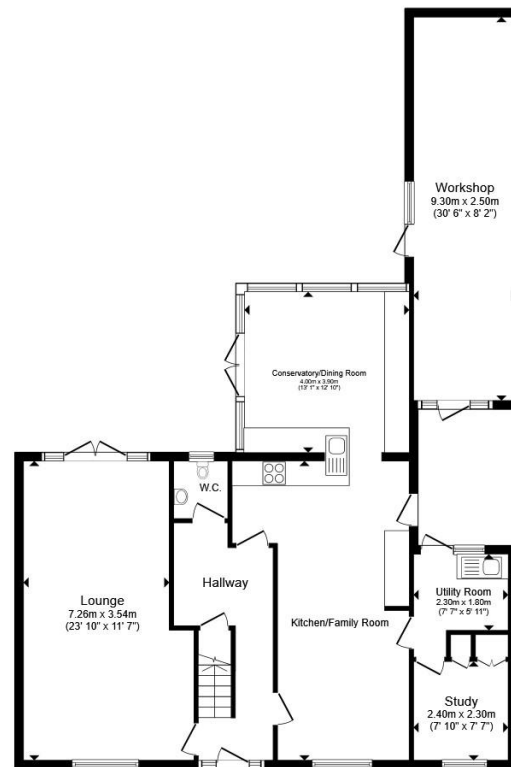
Further benefits include double glazing, gas central heating, a water softener, intruder alarm and fitted window shutters to the front elevation. The property also benefits from a boarded loft with two access points, both fitted with ladders, together with additional loft storage space above the study/utility room, also accessed via a fitted ladder.

This exceptional family home combines spacious and versatile accommodation with a highly desirable location, making it an ideal choice for growing families. Internal viewing is highly recommended to fully appreciate the space, presentation and position on offer. Call now to arrange your viewing.

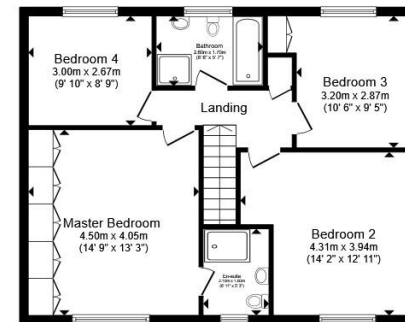








**Ground Floor**



**First Floor**

Total floor area 164.6 m<sup>2</sup> (1,771 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](http://www.propertybox.io)



Council Tax Band: E

Tenure: **Freehold**

**Austin & Wyatt**

Viewing arrangement by appointment: **01202 687432**

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