

Pilsdon Drive, Canford Heath, Poole

Asking Price: £515,000

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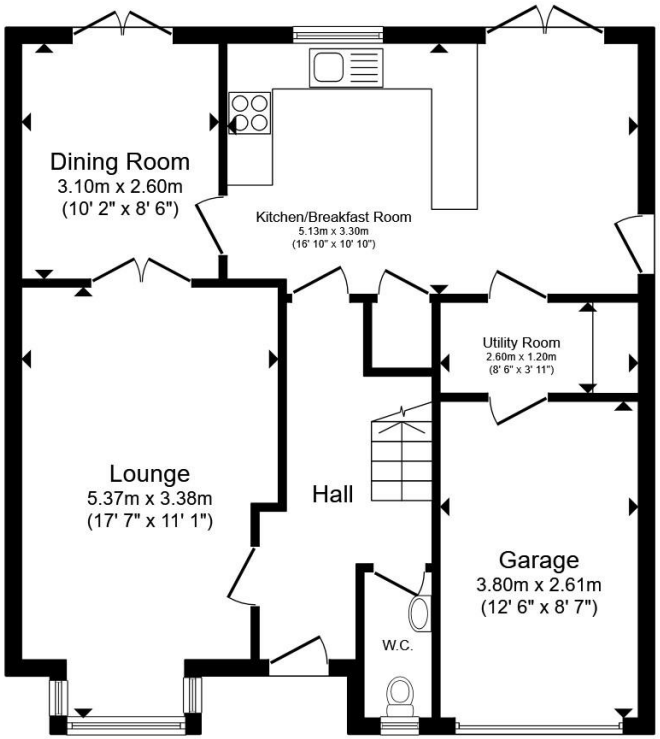




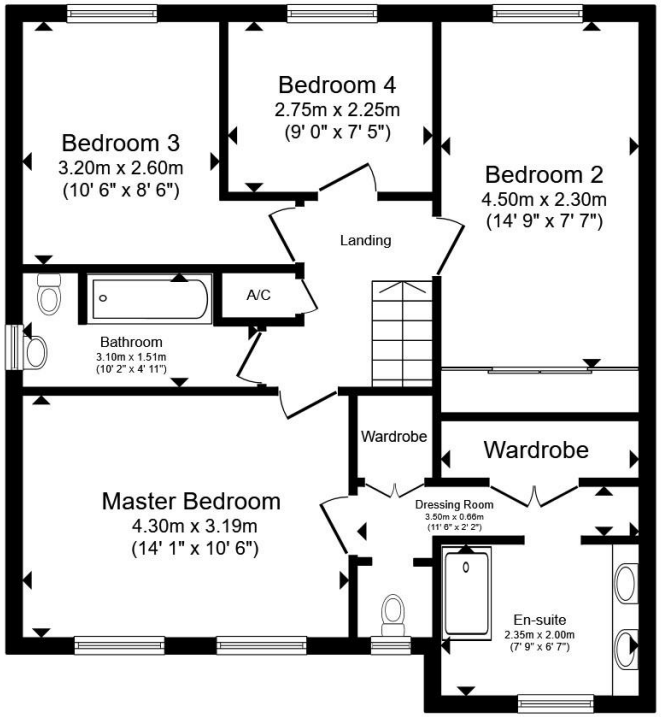
A spacious and extended four-bedroom detached family home, occupying a quiet cul-de-sac position on Pilsdon Drive, one of the most sought-after roads in the Canford Heath area of Poole. Ideally located close to a range of local amenities, including highly regarded schools, regular bus routes, the Neighbourhood Centre, and within easy walking distance of the beautiful protected heathland, perfect for dog walking, cycling, and outdoor pursuits. The well-proportioned accommodation begins with a welcoming entrance hallway with stairs rising to the first floor and a convenient ground floor cloakroom/WC. To the front of the property is a spacious lounge featuring a bay window and attractive fireplace, with double doors opening into a separate dining room/snug, with patio doors leading directly onto the rear garden. The impressive kitchen/breakfast room forms the heart of the home, offering an excellent space for family life and entertaining. Fitted with a range of units providing ample storage and work surfaces, the room also benefits from French doors opening onto the rear garden. A side door provides external access, whilst an adjoining utility room leads through to the garage store. On the first floor are four bedrooms, comprising three doubles and one single. The Master bedroom is a particular highlight, featuring a superb dressing room and a modern en-suite shower room. Bedroom two benefits from built-in wardrobes and access via a pull-down ladder to a useful loft room, ideal for storage, a home office, or playroom. A modern family bathroom completes the first-floor accommodation.







Ground Floor



First Floor

Total floor area 137.3 m² (1,478 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 property offers a driveway providing off-road parking and access to the garage store with electric roller door. To the rear, the enclosed southerly-facing garden enjoys a high degree of privacy and a pleasant wooded backdrop. The garden is predominantly laid to lawn and patio, creating an ideal space for outdoor dining and relaxation, and further benefits from a fitted sun awning. Further benefits include double glazing and gas central heating throughout. This superb family home offers generous and versatile accommodation in a highly desirable location. Internal viewing is highly recommended. Call today to arrange your viewing.

Council Tax Band: **E**

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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