

Holywell Close, West Canford Heath, Poole

Asking Price: £539,950

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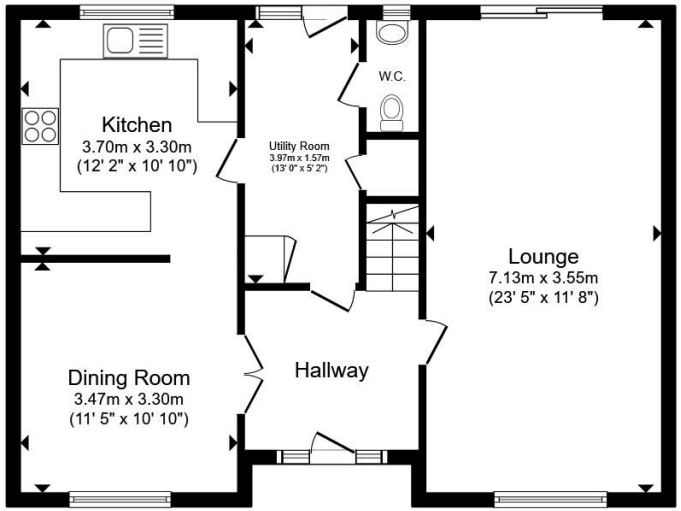


Beautiful Family Home in Sought After Location

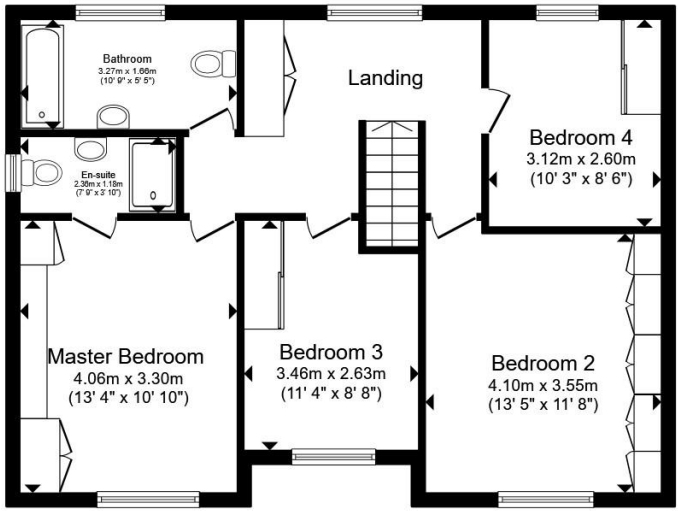
A substantial four-bedroom detached family home situated in a highly sought-after cul-de-sac in the desirable West Canford Heath area of Poole. Ideally positioned just moments from Poole Grammar School and benefiting from direct access to scenic heathland walks, this impressive home also offers a detached double garage, ample off-road parking and an en-suite to the principal bedroom. The well-presented accommodation comprises a welcoming entrance hall, a spacious dual-aspect lounge with patio doors opening onto the rear garden, a generous dual-aspect kitchen/dining room ideal for modern family living and entertaining, a utility room and a ground floor cloakroom for added convenience. On the first floor are four well-proportioned bedrooms, all benefiting from built-in wardrobes. The Master bedroom features an en-suite shower room, while a fully tiled modern style family bathroom serves the remaining bedrooms.







Ground Floor



First Floor

Total floor area 133.8 m² (1,440 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 enjoys a lawned front garden with established planted borders and an attractive, private rear garden backing onto a wooded area. The rear garden is arranged with areas of lawn, paving and decorative stones, complemented by a variety of mature plants and shrubs. A generous driveway provides ample off-road parking and leads to the detached double garage. Further benefits include double glazing and gas central heating throughout. An excellent family home occupying one of West Canford Heath's most desirable locations, conveniently situated for local amenities, well-regarded schools and beautiful heathland walks. Viewing is highly recommended to fully appreciate the accommodation and location on offer. Contact us today to arrange your viewing.

Council Tax Band: **F**

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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