



Total Area: 121.7 m<sup>2</sup> ... 1310 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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**LINKHOMES**  
ESTATE AGENTS



**34 Poitiers Drive, Bournemouth, Dorset, BH11 9GG**  
**Guide Price £475,000**

**\*\* GORGEOUS FAMILY HOME \*\* SOUTHERLY-FACING GARDEN \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached family home in the much-desired Farriers Place development in Canford Paddock. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a three-piece en-suite, built-in wardrobes in bedrooms one and two, an open-plan kitchen/dining room with integrated appliances and a utility cupboard with ample storage, a cosy separate snug lounge, a single garage which has been converted into an office space and a gym, a downstairs WC, a fully landscaped low-maintenance south facing garden, a block-paved driveway for multiple vehicles and the remainder of the NHBC warranty! This is a must-view to appreciate the wealth of space on offer!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Entrance Hallway

Smooth set ceiling, spotlights, smoke alarm, composite door to the front aspect, wall mounted consumer unit, solar panel meter, thermostat, feature panelling, radiator, power points, understairs storage cupboard with power points and herringbone Kamdean flooring.

### Living Room

Smooth set ceiling, spotlights, UPVC double glazed window to the front aspect, radiator, bespoke fitted media unit, power points, television point, feature panelling and carpeted flooring.

### Downstairs W/C

Smooth set ceiling, spotlights, UPVC double glazed frosted window to the side aspect, toilet, pedestal sink with tiled splash back, radiator and herringbone Kamdean flooring.

### Open Plan Kitchen/Diner

Smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, carbon monoxide alarm, two radiators, wall and base fitted units, marble tiled splash back, integrated longline fridge/freezer, integrated dishwasher, integrated double oven, five point gas hob with over head stainless steel extractor fan, power points, television point, stainless steel sink, feature panelling and herringbone Kamdean flooring.

### Utility Cupboard

Combination boiler enclosed, space for a washing machine, space for a tumble dryer and shelving.

## First Floor

### Landing

Smooth set ceiling, spotlights, smoke alarm, loft hatch, UPVC double glazed frosted window to the side aspect, airing cupboard, wooden balustrades, radiator, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, radiator, power points, thermostat, television point, triple bespoke fitted wardrobes with mirrored front, en-suite shower room and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, double enclosed tiled shower with glass shower screen, toilet, pedestal sink, wall mounted heated towel rail, part tiled walls, wall mounted vanity unit with mirrored front, shaving point and herringbone style vinyl flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point, triple bespoke fitted and carpeted flooring.



### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

### Bedroom Four

Smooth set ceiling, spotlights, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower and glass shower screen, part tiled walls, pedestal sink, toilet, wall mounted heated towel rail and herringbone style vinyl flooring.

## Outside

### Garage

Pitched roof garage that is split into two parts with the front of the garage having storage, lighting, power points, a manual door and concrete flooring and the rear of the garage being an office.

### Office

Smooth set ceiling, spotlights, UPVC double glazed door to the rear aspect, power points, television point, wall mounted electric radiator and laminate flooring.

### Garden

Partially laid-to artificial lawn, partially tiled with decking area, surrounding wooden fences, side gated access to the parking and garage, outside light and external power points.

### Driveway

Shingle boarder, artificial grass, surrounding shrubbery, outside light and a block-paved driveway with space for three vehicles.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: A  
Council Tax Band: E - Approximatley £2,625.02 per annum.

### Stamp Duty

First Time Buyers: £2,500  
Moving Home: £11,250  
Additional Buyer: £35,000

### Stamp Duty from the 1st April 2025

First Time Buyers: £8,750  
Moving Home: £13,750  
Additional Buyer: £37,500