### auctions

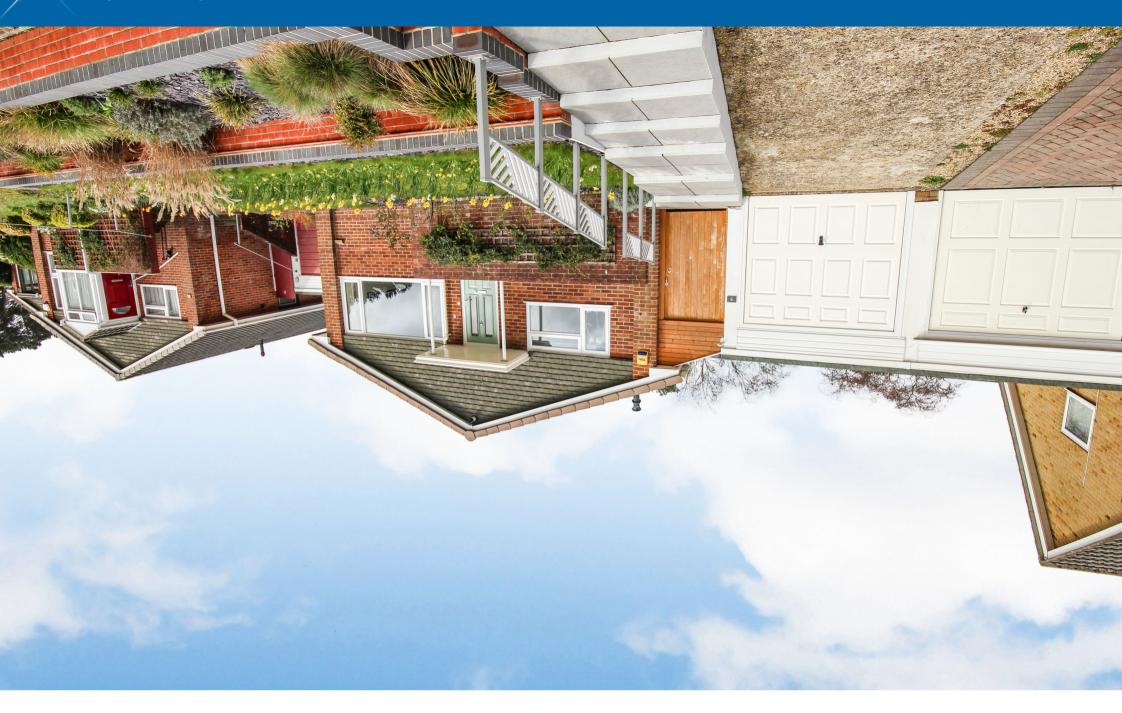
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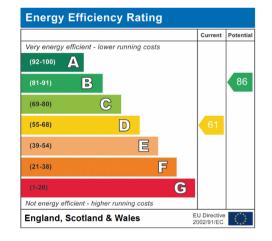
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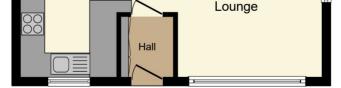
residential sales

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**Floor Plan** 



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## 9 Scarf Road, Poole, Dorset BH17 8QG

## Offers in Excess of £350,000

#### **The Property**

A beautifully presented detached bungalow which offers bright and well presented accommodation throughout. The home has been subject to many upgrades by the current owners and benefits from a generous front aspect lounge/dining room, well appointed kitchen with gloss finished units, three good size bedrooms and modern bathroom. Outside, there is parking to the front along with a garage and a pleasant garden to the rear.

Canford Heath is a highly favoured location popular for families and retired buyers alike with the area being well served with local amenities including a supermarket and schools catering for different ages. Broadstone is close by and there you will find a Marks and Spencer food hall as well as a mix of restaurants and cafe bars. The famous Sandbanks with its miles of golden sandy beaches and promenade is also accessible as is Poole Quay with its pretty waterfront and laid back ambience.

#### **ENTRANCE HALL**

Door to lounge, storage cupboards.

#### LOUNGE/DINING ROOM

14' 11" x 14' 1" (4.55m x 4.29m) Front aspect UPVC double glazed window, radiator, opening to kitchen.

#### **KITCHEN**

10' 9" x 10' 6" (3.28m x 3.20m) Modern fitted kitchen equipped with a range of gloss finish wall and base units with bamboo work tops over, rear aspect window, side door, space for washing machine, dishwasher and fridge/freezer, built-in oven and hob with

#### FAMILY BATHROOM

Modern suite comprising panelled bath with glass shower screen and wall mounted 'raindrop' shower, wash hand basin and low level w.c. UPVC double glazed frosted window, chrome towel rail.

#### FRONT OF PROPERTY

Driveway to the front of the property which provides off road parking for one vehicle.. The remainder of the front is arranged in sections with decorative stone and planting, lawn and shrubs.

#### GARAGE

canopy over.

#### **BEDROOM ONE**

14' 1" x 8' 7" (4.29m x 2.62m) Rear aspect UPVC double glazed window, radiator.

#### **BEDROOM TWO**

11' 1" x 7' 0" (3.38m x 2.13m) Rear aspect UPVC double glazed window, radiator.

#### **BEDROOM THREE**

8' 9" x 8' 1" (2.67m x 2.46m) Rear aspect UPVC double glazed window, radiator. Metal up and over door, power and light.

#### **REAR GARDEN**

The rear garden is predominately laid to lawn with paving area to the rear, perfect for entertaining, shaped borders interspersed with a mix of plants and flowers.

**COUNCIL TAX - BAND C**