

2 Pond View Close, Poole, Dorset BH17 9BH

£400,000 Freehold

**** SIMPLY STUNNING **** This four bedroom semi detached house is situated in this elite cul-de-sac of just five a short distance from Broadstone with its parade of local shops, amenities and leisure centre. This impeccable home was built in 2016 by local developers Charlew Developments and has been beautifully maintained by the current owners. The property is presented in show home condition throughout with the luxurious accommodation being set over three floors, which comprises: contemporary kitchen/diner, downstairs cloakroom, 17' double aspect lounge with part vaulted ceilings, bespoke shower room and bathroom. Externally the property boasts a charming landscaped garden with sun patio and artificial lawned area and feature stairs. To the front there is allocated parking for one car and an integral garage. Further features of this must see home include: VENDOR SUITED, remainder of NHBC builders warranty, over 1200 sq ft, integrated appliances to kitchen, underfloor heating to ground floor, half boarded loft, visitors parking, gas central heating and UPVC double glazing.

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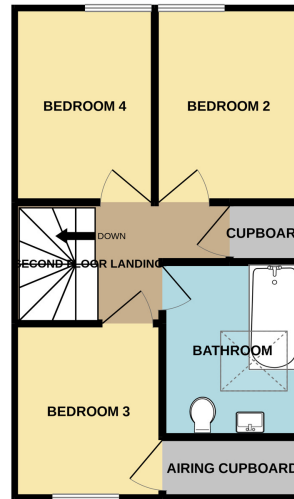
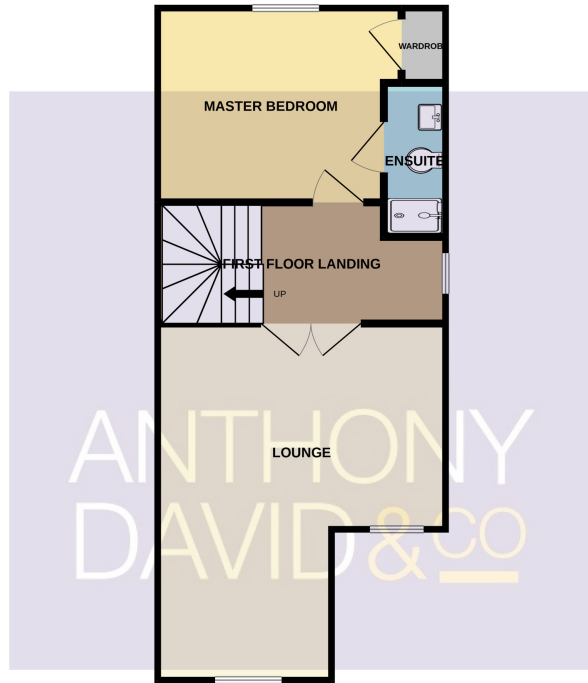
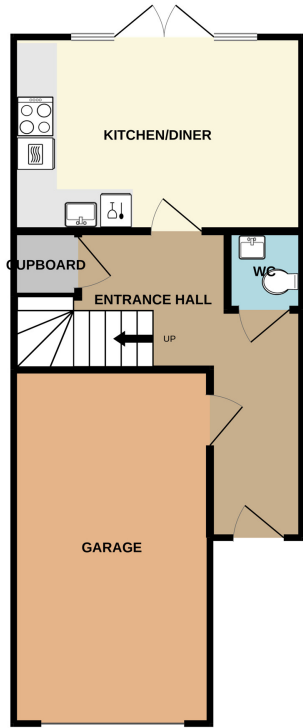
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**ANTHONY
DAVID & CO**

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.

2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280sq.ft. (118.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall Doors to

Kitchen/Diner 14' 3" x 9' 7" (4.34m x 2.92m)

Downstairs Cloakroom

First Floor Landing Doors to

Lounge 17' 6" x 14' 3" (5.33m x 4.34m)

Master Bedroom 12' 1" x 9' 11" (3.68m x 3.02m)

En-Suite Shower

Second Floor Landing Doors to

Bedroom Three 9' 9" x 7' 3" (2.97m x 2.21m)

Bedroom Three 8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom Four 9' 9" x 6' 11" (2.97m x 2.11m)

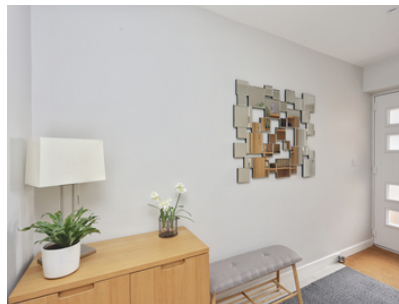
Bathroom

Garage 17' 6" x 9' 8" (5.33m x 2.95m)

Garden Landscaped

Parking Allocated and visitors

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		87	78
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.