

**Warburton Road, Canford Heath,
Poole, Dorset, BH17 8SE**



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FREEHOLD PRICE £375,000

A 3/4 bedroom semi detached home that has been extended by the current owners offering a generous lounge/dining room, kitchen/dining room, ground floor snug/bedroom four, garage and southwest facing garden. The owners bought the house in 1988 and carried out the extension works to house their growing family and has been a very happy home. Set near the end of the road, the home is conveniently located with everything on your doorstep. Further offering a ground floor w.c, modern first floor bathroom with rain shower, utility area, gas central heating and double glazing. The owners have found a forward purchase.

- 3/4 bedroom semi detached home set in a popular location
- Extended to the rear and offering a kitchen/dining room, w.c and utility area that runs along the back of the home
- Ground floor bedroom 4 or snug
- Generous lounge opening to the kitchen/dining room
- Kitchen fitted with a range of units with work tops over and integrated electric hob with oven below, space for under counter fridge and freezer.
- Door to rear lobby area with space and plumbing for washing machine and tumble dryer
- Ground floor w.c
- Modern first floor bathroom with rain shower over the bath
- 2 first floor double bedrooms and a single bedroom
- Garage with up and over door and rear entry door
- Private and fully enclosed south westerly facing level garden with patio, area of lawn and timber storage shed



Warburton Road is a turning off Adastral Road in Canford Heath and number 133 is set towards the end of a cul de sac. It is right by a path, giving access to a green space behind, and having access to Magna Academy and Haymoor Junior School. The property is situated within half a mile from the beautiful heathland walks and under a mile from Tower Park which has a range of leisure activities. It is also conveniently located within half a mile of Asda and near the 24-hour Tesco Superstore at Tower Park. Poole Town Centre with its range of shops and restaurants is approximately 3 miles away.



COUNCIL TAX BAND: C

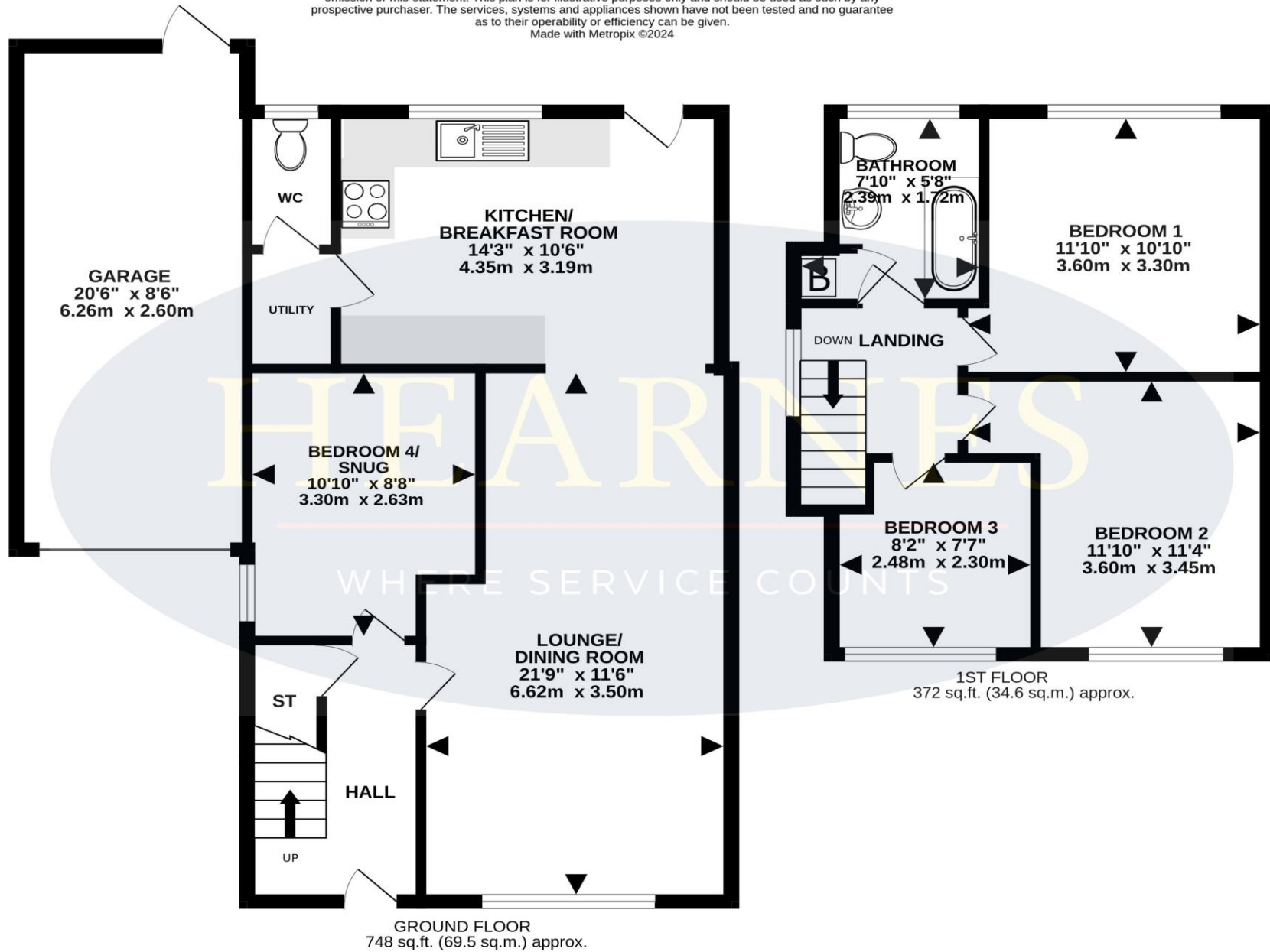
EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.





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