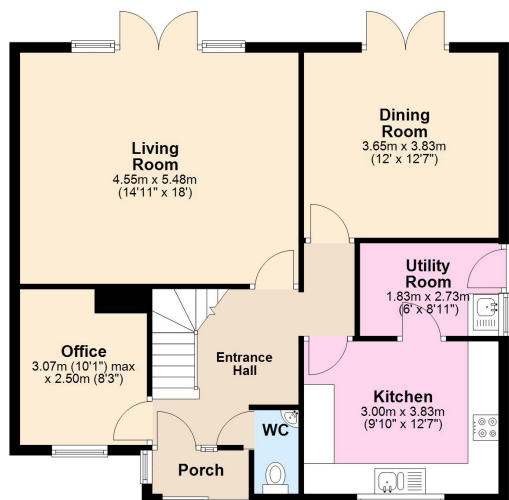
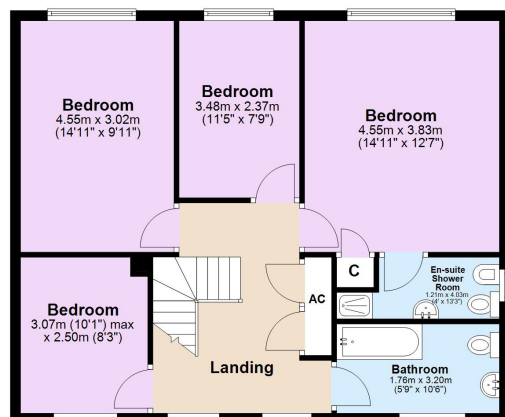




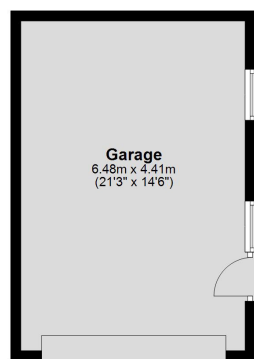
Ground Floor



First Floor



Outbuilding



Total area: approx. 182.4 sq. metres (1963.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

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.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
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4 Holywell Close, Poole, Dorset, BH17 9BG

Guide Price £525,000

**** DETACHED FAMILY HOME ** NO FORWARD CHAIN ** SOUTHERLY-FACING GARDEN ** OVER 1,950 SQUARE FEET OF ACCOMMODATION **** Link Homes Estate Agents are pleased to present for sale this bright & spacious four bedroom, two bathroom detached family home situated in the much-desired and residential area of West Canford Heath. Benefitting from an array of fine features including four good-sized bedrooms with bedroom one offering built-in wardrobes and a three-piece en-suite bathroom, a living room with French doors leading onto the Southerly-facing private rear garden, a separate dining room, a good-sized kitchen leading onto the utility room, a three-piece family bathroom suite, separate study/bedroom five, a downstairs WC, a oversized garage with a pitched roof offering power and lighting and a driveway with parking for multiple vehicles! This is a must-view to fully appreciate the wealth of living accommodation on offer!

Holywell Close is located in the much desired Canford Heath area. There are some great local schools including Canford Heath Junior, Canford Heath Infant, Ad Astra Infant School, Magna Academy and both the Grammar schools are within walking distance. There are some brilliant local amenities few of which include The Post Office, frequent bus routes, The Asda Supermarket, local pubs and the heathland which is perfect for dog walking. The popular Broadstone high street is approximately 1.5 Miles away and Poole/ Bournemouth Town centres are only a short drive from the property. A truly great location.



Ground Floor

Porch

UPVC porch with ceiling light and tiled flooring.

Entrance Hallway

Coved ceiling, smoke alarm, ceiling light, wooden front door to the front aspect, UPVC double glazed window to the front aspect, mahogany wooden stairs leading to the large gallery landing, radiator, power points, internet point and laminate flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear aspect, radiators, wall lights, exposed brick feature fireplace with mantel, log burner, power points, television point and laminate flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed French doors to the rear aspect, radiator, serving hatch to the utility room, power points and laminate flooring.

Kitchen

Coved ceiling, downlights, UPVC double glazed window to the front aspect, wall and base fitted units, one and a half bowl stainless steel sink with drainer, tiled splash back, four-point gas hob, integrated ‘Siemens’ double oven, cupboard with the boiler enclosed, power points, radiator and vinyl flooring.

Utility Room

Coved ceiling, ceiling light, UPVC double glazed single door to the side aspect, UPVC double glazed window to the side aspect, stainless steel sink, fitted units, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher and vinyl flooring.

Study/Bedroom Five

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

Downstairs W/C

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, toilet, pedestal sink, radiator, tiled walls and tiled flooring.

First Floor

Landing

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, mahogany wooden balustrades and stairs, double airing cupboard, power points and laminate flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall lights, radiators, fitted wardrobes and cupboards, fitted low level cupboards, single airing cupboard, radiator, power points, en-suite and laminate flooring.



En-Suite

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, enclosed shower, pedestal sink, toilet, bidet, radiator, tiled walls, mirror with light and shaving point and tiled flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and laminate flooring.

Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, fitted wardrobe with mirrored front and desk and carpeted flooring.

Bedroom Four

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

Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, panelled bath with overhead shower and glass screen, toilet, pedestal sink, radiator, tiled walls and cork-tiled flooring.

Outside

Garden

Southerly-facing, laid to lawn with patio area, pergola area, side gated access, outside tap, outside light and a concrete path.

Garage

Pitched roof, up and over door, power and lighting.

Driveway

Tarmac driveway with space for multiple vehicles, side gated access, surrounding hedge and laid to lawn.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: E - Approximately £2,756.03per annum.

Stamp Duty

First Time Buyer: £16,250
Moving Home: £16,250
Additional Property: £42,500