

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



LINKHOMES
 ESTATE AGENTS



Total area: approx. 126.9 sq. metres (1366.2 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.



6 Clayford Close, Poole, Dorset, BH17 9BS
Guide Price £550,000

**** NO FORWARD CHAIN ** SOUTHERLY-FACING GARDEN ** ALMOST 1,350 SQUARE FEET OF LIVING ACCOMMODATION ** FIVE DOUBLE BEDROOMS **** Link Homes Estate Agents are delighted to offer for sale this well-presented five bedroom, two bathroom detached family home situated in the residential and much-desired area of Canford Heath West. Carefully-modernised by the current owners and benefitting from an array of fine features including five double bedrooms with bedrooms one and two offering fitted wardrobes, a separate kitchen, 14ft by 12ft separate living room, dining room leading onto the conservatory, fully-landscaped Southerly-facing private rear garden, two fully renovated stylish bathroom suites, separate utility room, downstairs WC and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the level of living accommodation this family home has to offer!

Clayford Close is located in the much desired area of Canford Heath West. 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, David Lloyd Gym, The Asda Supermarket, local pubs and the Heathland which is perfect for dog walking. The popular Broadstone high street is approximately 1.1 miles away which offers an array of amenities including Griffs Family Butchers, Marks & Spencers and Patisserie Mark Bennett to name a few. Poole/Bournemouth Town centres are only a short drive from the property. A truly great location!

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

Coved ceiling, ceiling light, UPVC double glazed single door to the front aspect, radiator, thermostat, power points, wooden balustrades and herringbone vinyl flooring.

Downstairs W/C

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink with under storage, radiator, Porcelanosa partially-tiled walls, wall mounted mirror with feature lighting and Porcelanosa tiled flooring.

Living Room

Coved and smooth set ceiling with feature LED lighting, ceiling light, UPVC double glazed window to the front aspect, feature fireplace, feature tiled walls, power points and carpeted flooring.

Kitchen

Coved and smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, wall and base fitted units with under-counter lighting, four ring electric hob with glass splash back and an extractor fan, double integrated Bosch oven, integrated dishwasher, one and a half bowl composite sink with drainer, tiled splash back, radiator, storage cupboard with shelving, cupboard with the 'Glow-Worm boiler enclosed and tiled flooring.

Utility Room

Coved and smooth set ceiling, downlights, UPVC double glazed single door to the rear aspect, space for a washing machine, space for a tumble dryer, wall and base fitted units with under counter lighting, tiled splash back, space for an American style fridge/freezer and tiled flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed French doors to the rear aspect, radiator, cedar cladding, power points and Kardean flooring.

Conservatory

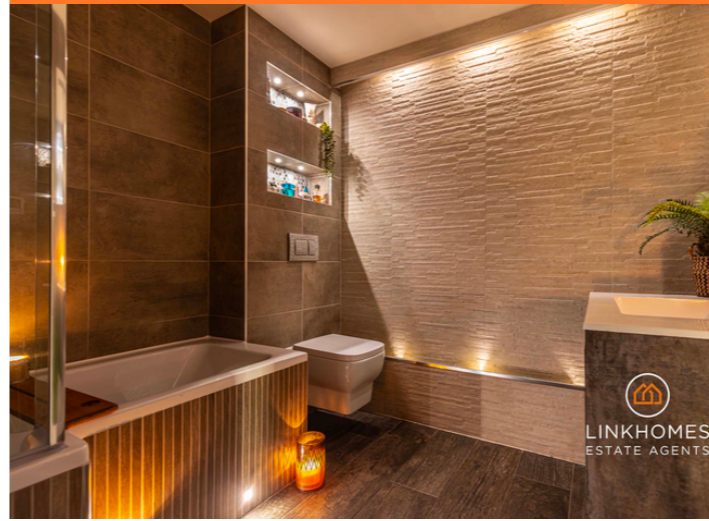
UPVC double glazed roof, UPVC double glazed windows to the side and rear, UPVC double glazed single door, power points, radiator, exposed brick and tiled flooring.

Bedroom Five

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, radiator, power points, recess storage with a rail and fitted drawers and laminate flooring.

Downstairs Bathroom

Smooth set ceiling, downlights, speaker, thermostat, tiled bath with feature lighting, overhead waterfall shower and additional shower head, toilet, wall mounted sink with under storage, wall mounted mirror with lighting, waterfall water feature, recess shelving with lighting, heated towel rail, tiled walls, underfloor heating and Porcelanosa tiles and tiled flooring.



First Floor

Landing

Coved ceiling, ceiling light, loft hatch, UPVC double glazed window to the side aspect, power points, airing cupboard with shelving and the water cylinder enclosed, wooden balustrades and carpeted flooring.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, tiled bath with overhead waterfall shower and additional shower head, recess shelving, toilet, feature sink with under storage, wall mounted mirror with feature lighting, heated towel rail, underfloor heating and Porcelanosa tiles and tiled flooring.



Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, outside tap, a shed with a pitched roof, patio pathway, side gated access and surrounding shrubbery.

Driveway

Partial concrete and partial block-paved, parking for multiple vehicles, slate area, side gated access, shrubbery and trees.



Agents Notes

Useful Information

Tenure: Freehold
EPC: D
Council Tax Band: E - Approximately £2,933.31 per annum.

Stamp Duty

First Time Buyer: £17,500
Moving Home: £17,500
Additional Property: £45,000