



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.



2 Willwood Close, Poole, Dorset, BH17 9HR

Guide Price £395,000

**** VENDOR SUITED, CHAIN COMPLETE ** PERFECT FIRST TIME BUY ** SINGLE GARAGE **** Link Homes Estate Agents are delighted to present for sale this recently renovated four bedroom semi-detached house, located in a quiet cul-de-sac and situated on a corner plot in the BH17 postcode. Benefitting from an array of fine features including four good-sized bedrooms with fitted wardrobes in bedrooms three and four, an open-plan living room/dining room with French doors leading onto the fully-landscaped private rear garden, a modern separate kitchen with space for appliances, a stylish three-piece family bathroom suite, a downstairs WC, a single garage with a pitched roof offering power and lighting and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate the position and living accommodation on offer!

Willwood Close is tucked away in a quiet cul-de-Sac location with a pathway leading onto Canford Heath and its surroundings. There are some great local schools including Canford Heath Infant, Canford Heath Junior, 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, 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!

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Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, UPVC double glazed single door to the front aspect, radiator, understairs storage cupboard, consumer unit and herringbone LVT flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point and herringbone LVT flooring.

Dining Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed French doors opening onto the rear aspect, radiator, power points and herringbone LVT flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, space for a longline fridge/freezer, space for a washing machine, space for a tumble dryer, space for a dishwasher, stainless steel sink with drainer, four point gas hob with overhead extractor fan and integrated oven, tiled splash back, power points, cupboard with the boiler enclosed and herringbone LVT flooring.

Downstairs W/C

Ceiling light, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink with under storage, radiator and tiled flooring.

First Floor

Landing

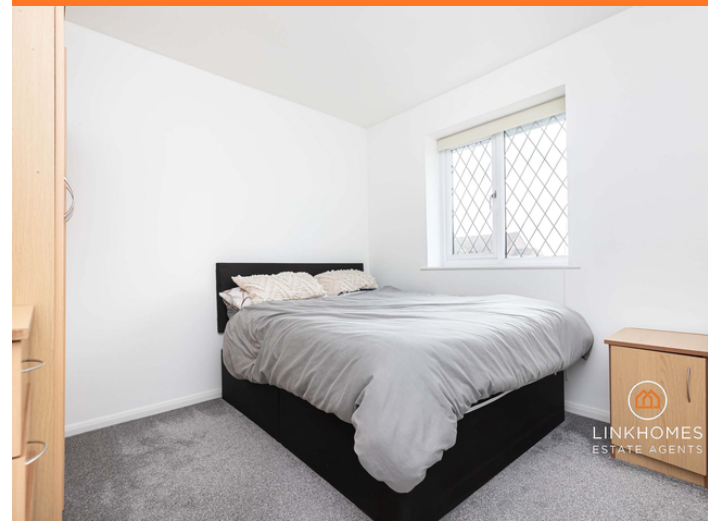
Smooth set ceiling, ceiling light, loft hatch, wooden balustrades, airing cupboard with the water cylinder enclosed, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, feature shelving and carpeted flooring.

Bedroom Two

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



Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, double fitted wardrobes with sliding doors, power points and carpeted flooring.

Bedroom Four

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

Bathroom

Coved and smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, double enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under storage, wall mounted mirror with feature lighting, feature towel rail, tiled flooring and herringbone LVT flooring.

Outside

Garden

Laid to lawn, shingle area, surrounding wooden fences, steps, side gated access, surrounding shrubbery, outside light and an outside tap.

Driveway

Tarmacked driveway with space for multiple vehicles, laid to lawn with patio area and a outside light.

Garage

Single garage with a pitched roof, manual up and over door, power and lighting.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £4,750
Moving Home: £9,750
Additional Property: £29,500