

**Godmanston Close, Canford Heath,
Poole, Dorset, BH17 8BU**



HEARNES

WHERE SERVICE COUNTS

Godmanston Close, Canford Heath, Poole BH17 8BU

FREEHOLD PRICE £375,000

A well presented three bedroom link detached family home with lovely kitchen/dining room, separate lounge, garage, off road parking for 2 cars and a westerly facing, private rear garden. The property is set in a cul-de-sac location and is extremely private. Benefits include a modern kitchen with underfloor heating, and doors out to the garden, master bedroom with fitted wardrobes, modern family bathroom, gas central heating via radiators, and double glazing. The owners have loved living here for the past 13 years and been a wonderful home to raise their family. The location is particularly convenient being so close to amenities and local facilities.

- Well presented, modern 3 bedroom linked detached home
- Delightful westerly facing garden with large patio that enjoys the afternoon and evening sunshine. Lawned area and garden shed
- Refitted kitchen in a range of cream Shaker style units with wood effect work tops over and fitted with integrated double oven, microwave, induction hob, extractor and dishwasher, space for washing machine and fridge/freezer. Tiled floor with underfloor heating and double glazed door out to patio and garden
- Cosy lounge with window to the front
- Fully tiled bathroom having a P shaped bath with shower over, wash hand basin, w.c. and underfloor heating
- Bedroom one with fitted wardrobes to one wall
- Double glazing and gas central heating
- Modern décor through out
- Garage with remote control electric door
- Set in a quiet cul de sac location

Set in a desirable location, backing onto an area of open green space, known locally as Haymoor Bottom, which has a large green, being ideal for children to play in and provides a path, leading to the footbridge over the road to Tower Park. The home is only around 800 metres from beautiful heathland walks, and just under a mile from Tower Park with its range of leisure activities including Splashdown Water Park, Cineworld cinema, Bowlplex, range of restaurants, and 24hr Tesco store. Poole town centre is just over three miles away, offering a wide range of shops, restaurants, and a train station with direct lines to London Waterloo.

COUNCIL TAX: C

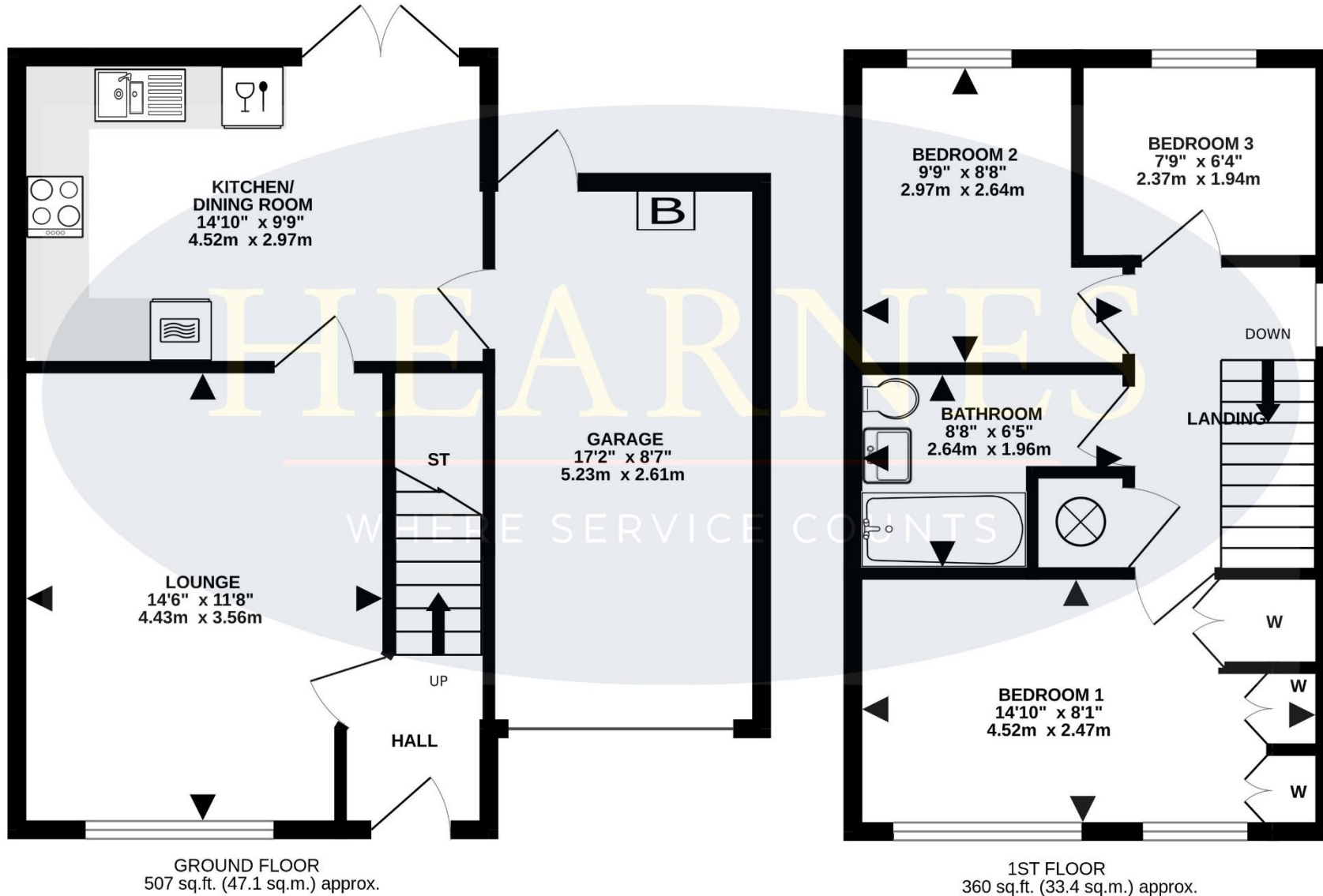
EPC: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 867 sq.ft. (80.5 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.
Made with Metropix ©2024



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

