



28 Rowbarrow Close, Canford Heath, Poole, Dorset BH17 9EA

£369,950 Freehold

A fantastic three double bedroom detached house proudly sat at the head of this cul-de-sac in Canford Heath a short distance away from local shops, amenities, schools and bus routes. This ideal family home has been stylishly renovated by the current owners and internal viewing is imperative to appreciate the high specification accommodation on offer, which comprises: 15' lounge, contemporary kitchen/diner, cloakroom/utility and family bathroom. Externally the property boasts a well maintained garden with lawned area, sun patios ideal for al fresco dining in the summer months. To the front the shared driveway has off road parking for multi vehicles which in turn leads to a garage currently being used as a workshop/gym and separate store. Further features of this sublime property include: integrated 'Neff' appliances to kitchen, new flooring, new boiler (2021), outside store, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammar schools.

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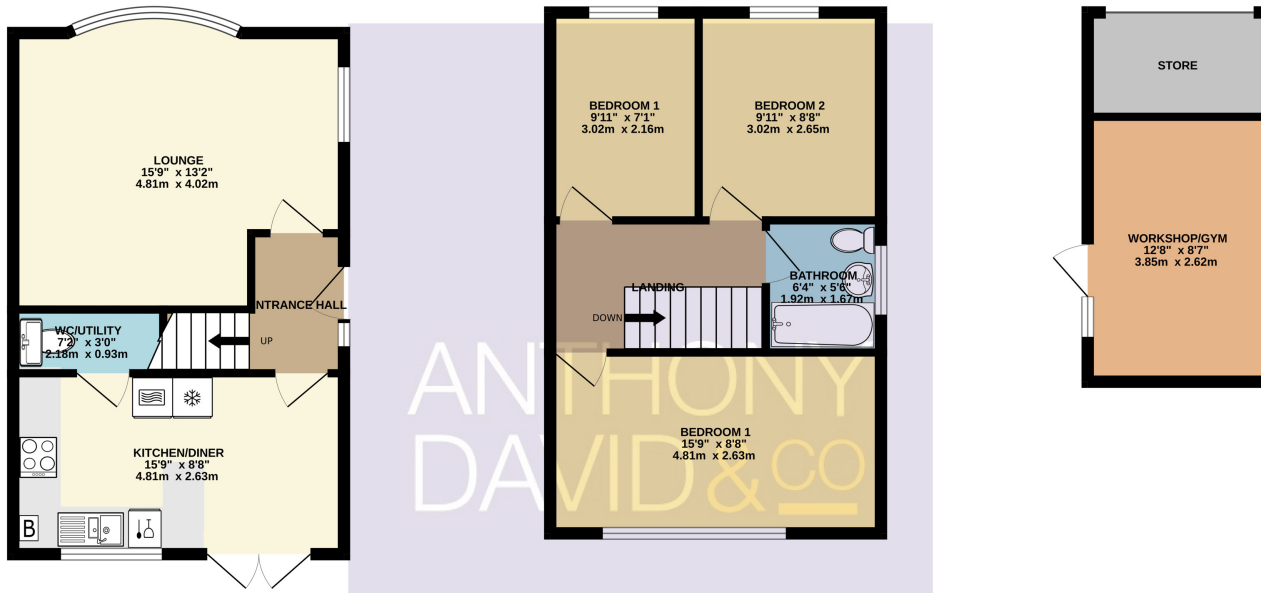
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GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.

2ND FLOOR
151 sq.ft. (14.1 sq.m.) approx.



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TOTAL FLOOR AREA : 942 sq.ft. (87.5 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.
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Entrance Hall Doors to

Lounge 15' 9" x 13' 2" (4.80m x 4.01m)

Kitchen/Diner 15' 9" x 8' 8" (4.80m x 2.64m)

Downstairs Cloakroom/Utility 7' 2" x 3' 0" (2.18m x 0.91m)

Landing Doors to

Bedroom One 15' 9" x 8' 8" (4.80m x 2.64m)

Bedroom Two 9' 11" x 8' 8" (3.02m x 2.64m)

Bedroom Three 9' 11" x 7' 1" (3.02m x 2.16m)

Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

Workshop/Gym 12' 8" x 8' 7" (3.86m x 2.62m)

Garden Enclosed

Driveway Ample off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.