



**Saffron Way, Bournemouth  
Dorset, BH11 8TJ**

# FREEHOLD PRICE

## £335,000

***“Exceptionally well presented end of terrace three bedroom family home with contemporary fittings, driveway and garage”***

This superb example of a modern family home occupies a convenient position close to Knighton Heath Golf Club, Canford Heath and Turbary Retail Park with easy access to both Poole and Bournemouth town centre ideal for families and commuting.

The stylish interior accommodation comprises three first floor bedrooms with fitted wardrobes in Bedroom one, all served by a superb refitted family shower room with dual width shower with mono block sink unit and contrasting tile and acrylic backdrop and Bluetooth mirror, stunning open plan kitchen flowing into the sitting room with range of bespoke cream gloss finish, integrated oven, induction hob, dishwasher, washing machine and space for American style fridge/freezer together with a dividing breakfast bar and feature lighting. The living room is partially open with wood laminate flooring continuing into the impressive double glazed conservatory overlooking the rear garden with pitched glazed roof and double doors.

Other benefits include gas central heating, double glazing, ground floor cloakroom and storage, driveway parking for several vehicles and a single adjacent garage with power and lighting.

The property position provided additional parking outside the house and garage, whilst the rear garden has been designed with low maintenance in mind, featuring artificial lawn and a raised area of decking with wooden pergola and roofing currently home to a luxurious hot tub facing back towards the house.

The vendor has currently found and therefore is offering a complete chain.

**COUNCIL TAX BAND: D**

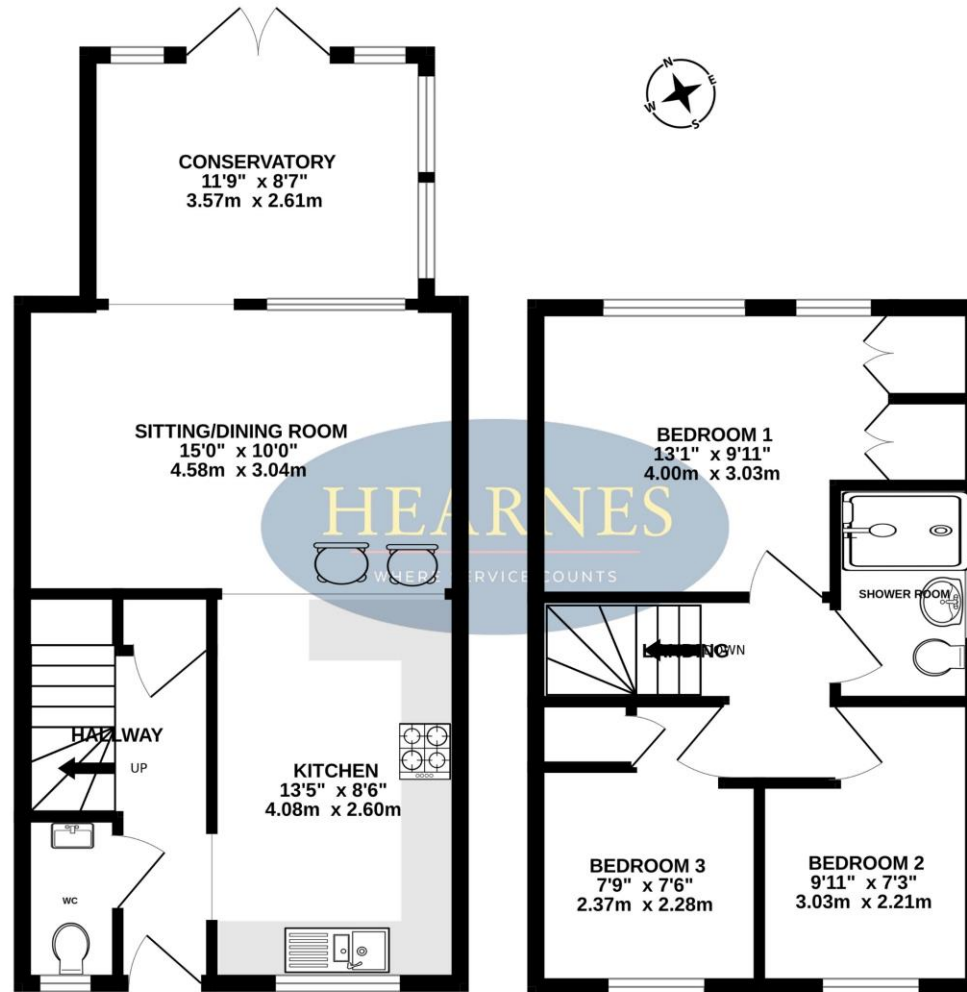
**EPC RATING: D**

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.



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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