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ESTATE AGENTS



11 Canford Cliffs Avenue, Poole, Dorset, BH14 9QN
Guide Price £1,450,000

**** PRESTIGIOUS ROAD IN CANFORD CLIFFS ** SOUTHERLY FACING FULLY-LANDSCAPED REAR GARDEN ** ALMOST 2,500 SQUARE FEET OF ACCOMMODATION **** Link Homes Estate Agents are delighted to offer for sale this carefully-designed and extended family home positioned on a prestigious road in Canford Cliffs. Bursting with charm, the heart of the home is the sociable open-plan kitchen/dining room with feature glass doors to the rear aspect with direct access onto the fully-landscaped Southerly-facing private rear garden. The ground floor comprises of a separate living room to the front aspect with sash windows and a stone feature fireplace with a working open fire, a separate utility room with space for appliances, an office/study and a Porcelanosa-designed WC. The front of the property also benefits from well matured gardens and parking for several vehicles.

The first floor accommodation offers four good-sized bedrooms with bedroom one offering a four-piece en-suite bathroom and triple fitted wardrobes, bedroom two benefits from a Southerly-facing private balcony. Upstairs also benefits from a stunning Porcelanosa four-piece family bathroom suite, ample storage and charming sash windows throughout.

Canford Cliffs Avenue is positioned centrally between Penn Hill, Lilliput and Canford Cliffs Village which offer an array of independent bars and restaurants including Isabel's Brasserie, Jenkins & Son, Koh Thai, Salterns Marina, Coast Surf & Moto and South Deep. The property is just a stone's throw away from Parkstone Golf Club, a short walk away from Whitecliff Harbourside Park and a short drive away from Sandbanks Beach. Nearby you can find view points with views across Poole Harbour. Local schools and nurseries include Bright Horizons Poole Montessori Day Nursery, Courthill School, Badon Powell and Bournemouth Collegiate School. Ashley Cross and it's array of amenities is situated just over a mile away which offers Ashley Cross Green, Mark Bennetts Patisserie, Soutar's Butchers, The Post Office and Parkstone Train Station which offers direct links to London Waterloo in approximately two hours. This fine home is a must view to avoid disappointment!

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 Porch

Smooth set ceiling, downlight, wooden front door to the front aspect, storage cupboard with the consumer unit enclosed, 'Ted Todd' engineered oak flooring and fitted coconut matt.

Entrance Hallway

Smooth set ceiling, ceiling light, picture rail, feature radiator, power points, stairs to the first floor and 'Ted Todd' engineered oak flooring.

Living Room

Smooth set ceiling, ceiling light, picture rail, wooden framed single glazed sash windows to the front aspect, UPVC double glazed sash windows to the rear aspect, feature open fire with stone and marble surround, carbon monoxide alarm, power points, television point, radiators and engineered oak flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, downlights, suspended feature lighting, aluminium ODC sliding doors to the rear and side aspect, wall and base fitted units, integrated dishwasher, four point 'Bora' induction hob with downdraft extractor fan, two 'Neff' fitted ovens, fitted shelving with feature spotlights, island with Landford Stone 'Frozen Ice' Quartz worktops, drawers and feature lighting, composite 'Blanco' sink with drainer and 'Quooker' instant hot water mixer tap, power points, space for bar stools, integrated 'Neff' longline fridge, underfloor heating and 'Ted Todd' engineered oak flooring.

Utility Room

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, wooden door with frosted glass to the front aspect, base fitted units, composite sink with drainer, space for a washing machine, space for a tumble dryer, integrated three quarter height 'Neff' freezer, power points with USB charging, radiator, fitted Shaker-style cabinet and 'Ted Todd' engineered oak flooring.

Study

Coved and smooth set ceiling, downlights, wooden framed sash windows to the front and side aspect with fitted shutters, feature panelling, thermostat, radiator, power points and engineered oak flooring.

Downstairs W/C

Coved and smooth set ceiling, downlights, wooden framed frosted single glazed window to the front aspect with fitted shutters, Porcelanosa toilet, Porcelanosa wall mounted sink with under storage, Porcelanosa tiled walls and Porcelanosa tiled flooring.

First Floor

Landing

Smooth set ceiling, downlights, picture rail, loft hatch (fitted ladder, partially boarded and lighting), wooden framed single glazed window to the front aspect with fitted shutters, radiator, two storage cupboards with shelving and the immersion cylinder enclosed, radiator, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, downlights, picture rail, UPVC double glazed sash windows to the rear aspect with fitted shutters, radiator, triple fitted wardrobes, power points, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect with fitted shutters, walk-in waterfall shower with additional shower head, Villeroy & Boch wall mounted sink with under storage, toilet, radiator tiled walls and flooring.



Bedroom Two

Smooth set ceiling, downlights, picture rail, double glazed aluminium ODC sliding doors to the rear aspect leading onto the Southerly-facing balcony, radiator, storage cupboard, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, downlights, picture rail, wooden framed single glazed sash windows to the front and side aspects radiator, power points and carpeted flooring.

Bedroom Four

Coved and smooth set ceiling, downlights, wooden framed single glazed sash window to the side aspect, radiator, storage cupboard, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, wooden framed single frosted sash window to the side to the rear aspects with fitted shutters, Porcelanosa walk-in waterfall shower with additional shower head, Porcelanosa free-standing bath with additional shower head, Porcelanosa wall mounted sink with under storage, Porcelanosa toilet, stainless steel heated towel rail, Porcelanosa tiled walls and flooring.

Outside

Terrace

Glass panels and composite decked flooring.

Garden

Southerly-facing, mostly laid to lawn with patio area, side gated access, surrounding fences, external storage cupboard with the boiler enclosed, pergola area, outside tap, brick-built seating area, decked area, surrounding shrubbery and bushes.

Garage

Pitched roof, up and over door, tap inside and outside, power points and lighting that needs to be connected.

Driveway

Block-paved driveway with parking for multiple vehicles, outside lighting, external power points, surrounding hedges, plants, steps, palm trees, laid to lawn area, raised stone beds and a tree.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: G - Approximately £3,758.23 per annum.

Stamp Duty

First Time Buyer: £88,750
Moving Home: £88,750
Additional Property: £161,250