



37 Calder Road, Poole, Dorset BH17 8PF

Guide £400,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A sizable five double bedroom semi detached house situated on this cul-de-sac in Canford Heath within close proximity to shops, amenities, schools and leisure centre. This ideal family home would benefit from some cosmetic updating and providing over 1450 sq ft of living space viewing is a must to appreciate the versatile accommodation on offer, which comprises: 23' lounge/diner, conservatory, recently fitted 'Wren' kitchen, en-suite shower and modern bathroom. ANNEX ACCOMMODATION: lounge, double bedroom and shower room. Externally the property boasts a South facing rear garden with lawned area and sun patio, to the front the driveway provides off road parking which in turn leads to a store room. Further features include: feature fireplace to lounge, solar panels, some integrated appliances to kitchen, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Canford Heath Infants and Juniors, Magna Academy and both Poole and Parkstone Grammars.

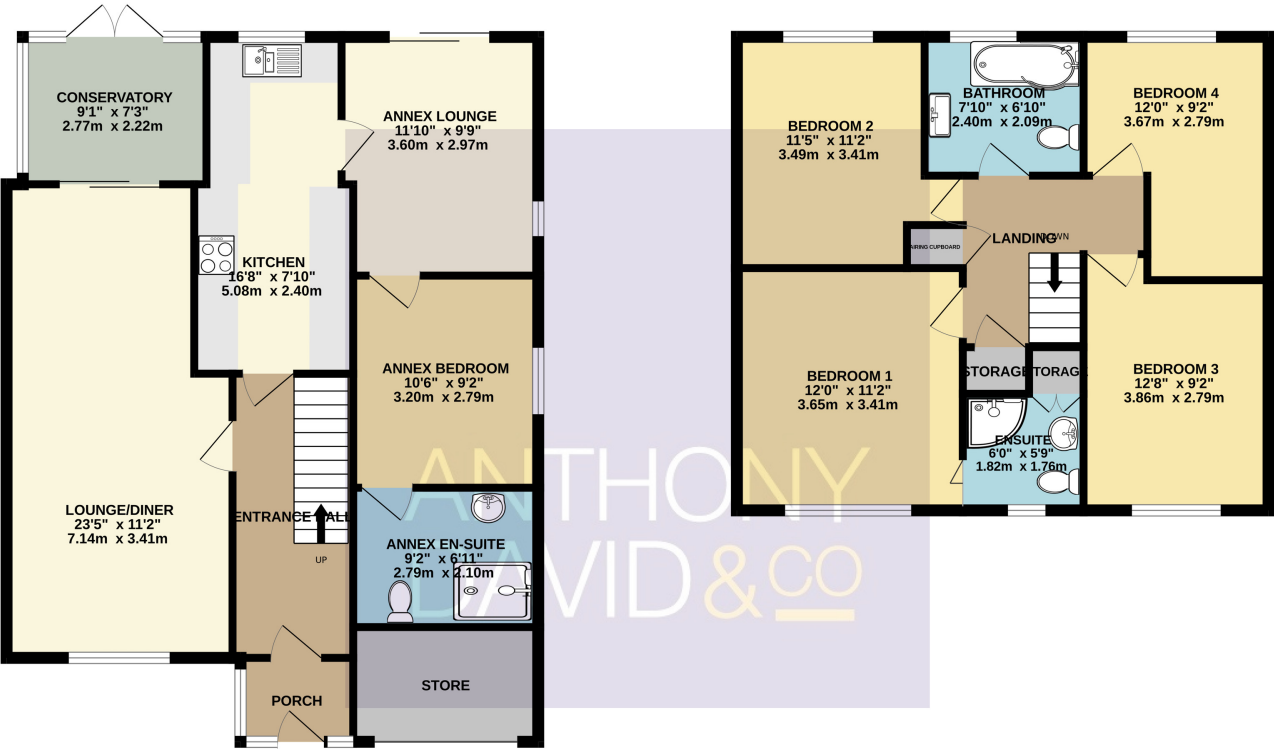
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GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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 14' 1" x 6' 0" (4.29m x 1.82m)

Lounge/Diner 23' 5" x 11' 2" (7.14m x 3.40m)

Kitchen 16' 8" x 7' 10" (5.08m x 2.39m)

Conservatory 9' 1" x 7' 3" (2.77m x 2.21m)

Landing Doors to

Bedroom One 12' 0" x 11' 2" (3.66m x 3.40m)

En-Suite Shower 6' 0" x 5' 9" (1.83m x 1.75m)

Bedroom Two 11' 5" x 11' 2" (3.48m x 3.40m)

Bedroom Three 12' 8" x 9' 2" (3.86m x 2.79m)

Bedroom Four 12' 0" x 9' 2" (3.66m x 2.79m)

Bathroom 7' 10" x 6' 10" (2.39m x 2.08m)

Annex Lounge 11' 10" x 9' 9" (3.61m x 2.97m)

Annex Bedroom 10' 6" x 9' 2" (3.20m x 2.79m)

Annex En-Suite Shower 9' 2" x 6' 11" (2.79m x 2.11m)

Store 9' 1" x 4' 8" (2.76m x 1.41m)

Garden South facing

Driveway Off road parking

Council Tax Band C

