

Link Homes

Arena Business Park

Holyrood Close

Poole

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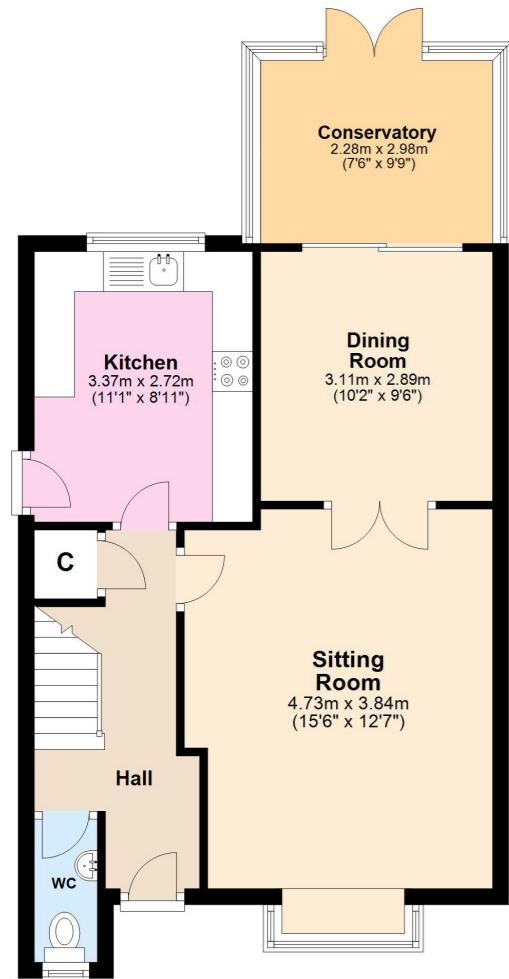
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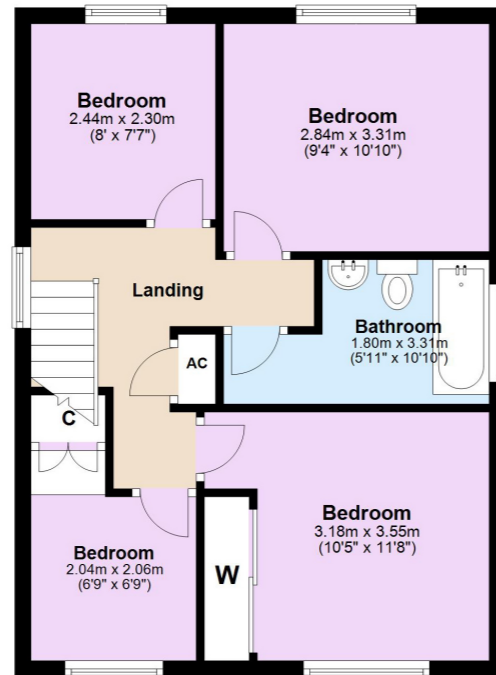
Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



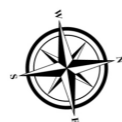
First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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. Plan produced using PlanUp.



48 Halstock Crescent, Poole, Dorset, BH17 9BA

Guide Price £385,000

**** FANTASTIC FOUR BEDROOM DETACHED HOUSE ** FRIENDLY CUL-DE-SAC ** SOUTH FACING REAR GARDEN **** Link Homes Estate Agents are delighted to offer for sale this four bedroom detached family home situated in the much desired West Canford Heath location. This fine home offers an abundance of fine features, few of which includes two reception rooms, a conservatory, a downstairs WC, off road parking for three/ four vehicles, a pitched roof garage benefitting from power, ample storage space, a separate kitchen, a private South facing rear garden with side gated access and approximately 1061 square feet of living accommodation. An internal viewing is a must to fully appreciate this wonderful home being offered.

Halstock Crescent lies within Canford Heath which offers a range of local amenities few of which include The Asda Supermarket, The Post Office, frequent bus routes, local pubs and the heathland which is perfect for dog walking. There are some great local schools including Canford Heath Junior, Canford Heath Infant, Ad Astra Infant School, Magna Academy and both the Grammar schools are within walking distance. The popular Broadstone high street is approximately a mile's distance and Poole/ Bournemouth Town centres are only a short drive away. A truly brilliant location.

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 Hallway

Ceiling light, smoke alarm, UPVC double glazed frosted front door to the front aspect opening onto the front garden, laminate flooring, radiator, power points, a staircase to the first floor with an under the stairs storage cupboard, a digital wall thermostat and a downstairs W/C.

Downstairs W/C

A ceiling light, UPVC double glazed frosted window to the front aspect, laminate flooring, radiator, wall mounted sink with tiled splash back and a toilet.

Kitchen

Ceiling light, UPVC double glazed frosted door to the side aspect opening onto the driveway, UPVC double glazed windows overlooking the garden, vinyl flooring, part tiled walls, radiator, wall and base fitted units, space for an oven with an extractor fan above and a gas point, serving hatch opening onto the dining room, space for a washing machine, space for a fridge/freezer, space for a dishwasher, power points and a wall mounted 'Glow Worm' combination boiler.

Living Room

Coved ceiling, ceiling lights, UPVC double glazed windows to the front aspect overlooking the front garden, laminate flooring, radiator, electric fire-place, power points and a television point.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed sliding doors to the rear aspect opening onto the conservatory, laminate flooring, radiator, power points and the serving hatch opening onto the kitchen.

Conservatory

UPVC double glazed triple aspect windows to the sides and rear aspect overlooking the garden, UPVC double glazed French doors to the rear aspect opening onto the garden, carpeted flooring and power points.

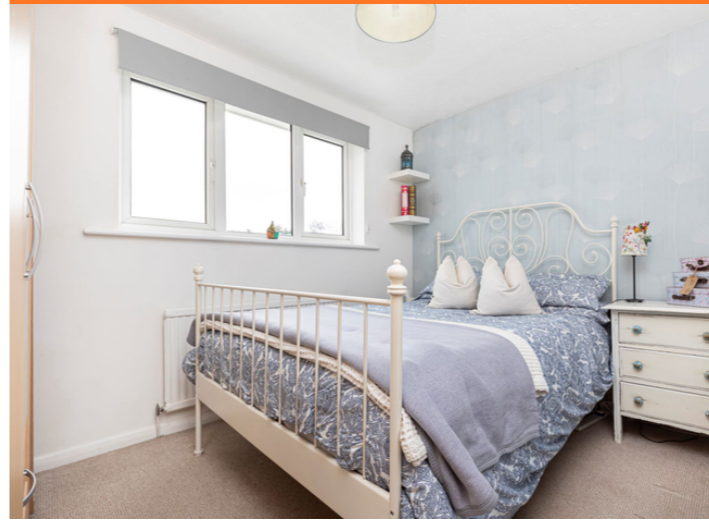
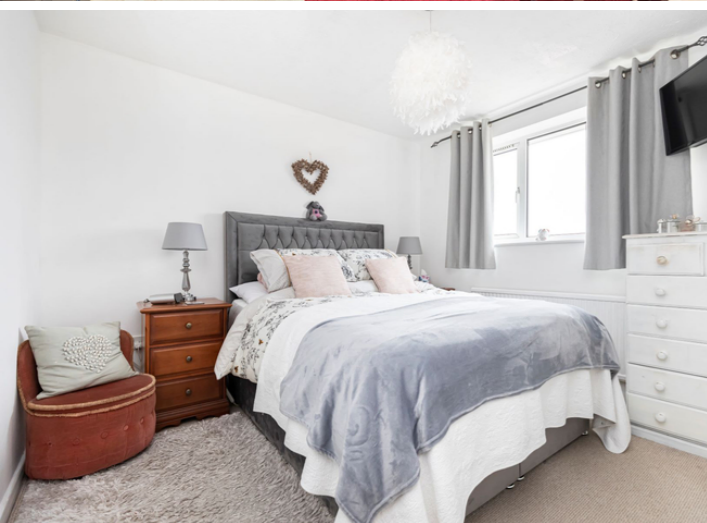
First Floor

Landing

Ceiling light, loft hatch (ladder, partially boarded and is insulated), carpeted flooring, power points, a storage cupboard and the staircase to the ground floor.

Bedroom One

Ceiling light, UPVC double glazed windows to the front aspect overlooking the front garden area, carpeted flooring, radiator, power points and built-in sliding door wardrobes.



Bedroom Two

Ceiling light, UPVC double glazed windows to the rear aspect overlooking the garden, carpeted flooring, radiator and power points.

Bedroom Three

Ceiling light, UPVC double glazed windows to the rear aspect overlooking the garden, carpeted flooring, radiator and power points.

Bedroom Four

Ceiling light, UPVC double glazed windows to the front aspect overlooking the front garden, carpeted flooring, radiator, power points and built-in sliding door front mirrored wardrobes.

Bathroom

Ceiling light, UPVC double glazed frosted windows to the side aspect, extractor fan, vinyl flooring, tiled walls, stainless steel heated towel rail, pedestal sink, a toilet, panelled bath with a shower head above, a wall mounted mirror with lighting and a wall mounted double door front mirrored cupboard.

Outside

Rear Garden

South facing, mainly laid to lawn, surrounding walls/ fences, bushes, shed to the rear, a patio area and side gated access.

Garage

Pitched roof, up and over door and power.

Front Garden

Mainly laid to lawn with a patio walkway and bushes.

Driveway

Parking for three/ four vehicles.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: D - Approximately £2,048.24 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £6,750
Additional Property: £18,300

