



325A Verity Crescent, Canford Heath, Poole, Dorset BH17 8UB

Guide Price £415,000 Freehold

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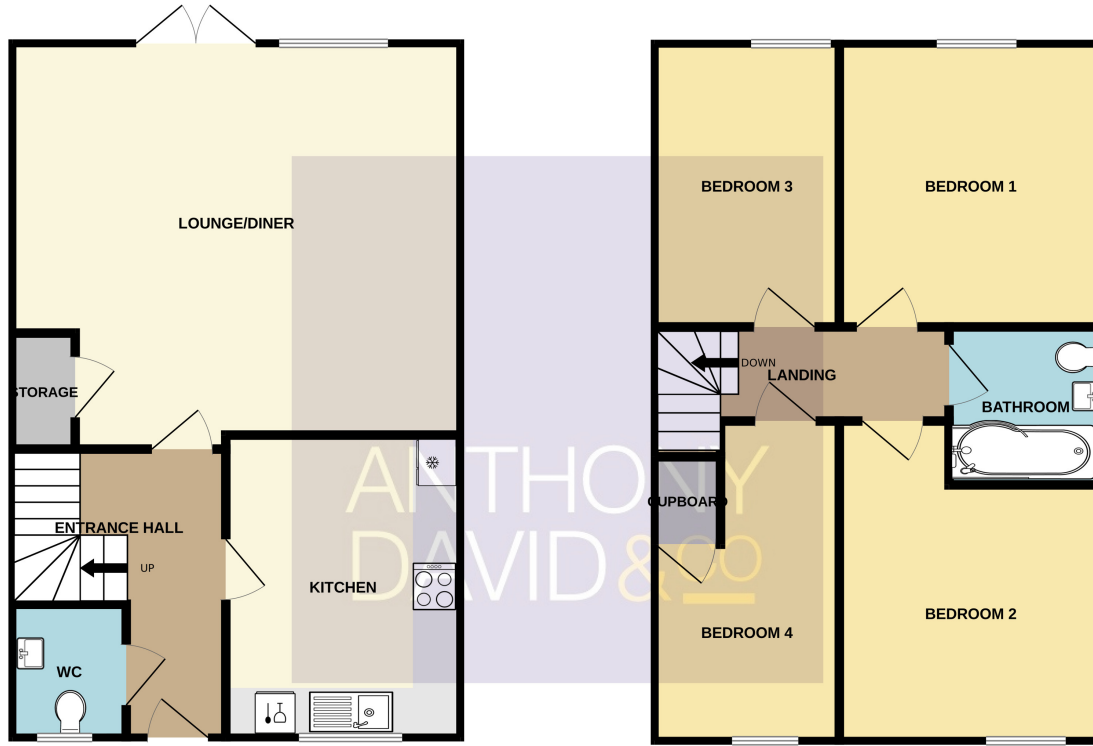
01202 677444

A brand new four bedroom detached house ideally situated at the head of this cul-de-sac in the heart of Canford Heath within close proximity to shops, schools and leisure centre. The popular Tower Park with its eateries, entertainment facilities and amenities is also close to hand. This stylish home offers contemporary living throughout and must be viewed to appreciate the accommodation on offer which comprises: 18' lounge/diner, Bespoke kitchen, downstairs cloakroom and luxury bathroom. Externally the property boasts a good sized garden with lawned area and sun patio. To the front the driveway provides off road parking for two cars. Further features of this family home include: integrated appliances to kitchen, electric car charging point, underfloor heating to the downstairs, gas central heating, solar panels, 10 year builders warranty and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Canford Heath Infants and Juniors, Magna Academy and both Grammar schools.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



- Entrance Hall 11' 2" x 3' 9" (3.40m x 1.14m)
- Lounge/Diner 18' 5" x 16' 5" (5.61m x 5.00m)
- Kitchen 12' 6" x 9' 8" (3.81m x 2.95m)
- Downstairs Cloakroom 5' 4" x 3' 11" (1.63m x 1.19m)
- Landing 11' 11" x 3' 11" (3.63m x 1.19m)
- Bedroom One 11' 8" x 10' 8" (3.56m x 3.25m)
- Bedroom Two 13' 2" x 10' 9" (4.01m x 3.28m)
- Bedroom Three 11' 7" x 7' 3" (3.53m x 2.21m)
- Bedroom Four 13' 1" x 7' 2" (3.99m x 2.18m)
- Bathroom 6' 5" x 6' 1" (1.96m x 1.85m)
- Garden Enclosed
- Driveway Off road parking x 2
- Council Tax TBA

TOTAL FLOOR AREA : 1059 sq.ft. (98.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	87	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part 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.