



68 Godmanston Close, Canford Heath, Poole, Dorset BH17 8BU

GUIDE PRICE £425,000 Freehold

\* BEAUTIFUL THROUGHOUT \* This charming three bedroom family home is conveniently situated in a quiet cul-de-sac position within close proximity to many local shops, schools and amenities. This 'no expense spared' property offers over 1200 sq ft of accommodation and presents modern and stylish living throughout, comprising; 20' kitchen/breakfast room, spacious living room, two double bedrooms, a well-proportioned single bedroom and bespoke family bathroom. Externally, this impressive family residence boasts a south-facing, enclosed rear garden mostly laid to artificial lawn, with rubber bark play area and sun patio seating area surrounded by a mature shrubbery border, ideal for al-fresco dining in the evening sun. Further to this, there is also a 15' modern garden room with a further patio area, accessed via bi-folding doors equipped with both electric heating, internet and power. To the front there is ample off-road driveway parking, which provides access to the 19' integral garage with automatic 'up and over' rolling door. Further features of this divine property include: built-in wardrobes to all bedrooms, downstairs WC, bi-fold doors to garden, new boiler in 2019, and kitchen completed with skylights, quartz worktop and integrated appliances. Nearby schools - Ad Astra Infants, Haymoor Juniors, Magna Academy, Poole and Parkstone Grammar Schools.

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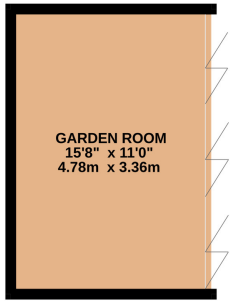
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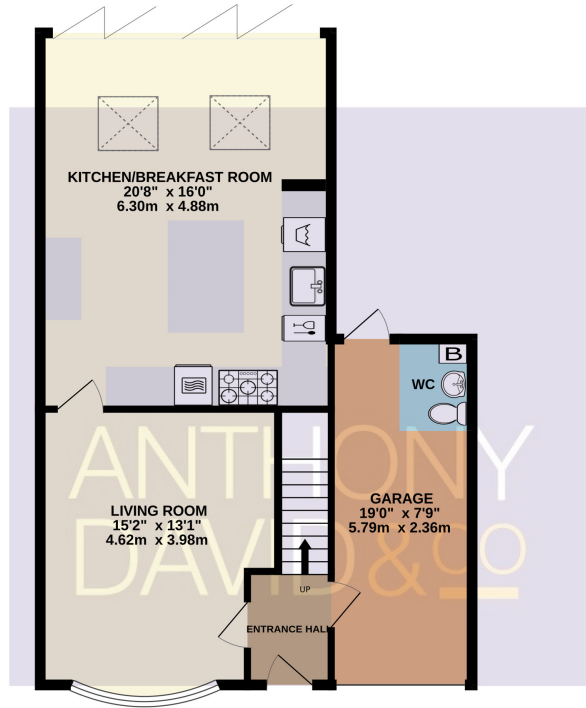
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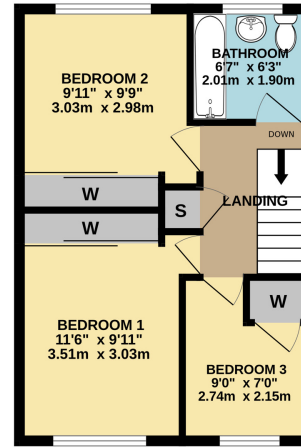
OUTBUILDING  
172 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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 Doors to

Living Room 15' 2" x 13' 1" (4.62m x 3.99m)

Kitchen/Breakfast Room 20' 8" x 16' 0" (6.30m x 4.88m)

Landing Doors to

Bedroom One 11' 6" x 9' 11" (3.51m x 3.02m)

Bedroom Two 9' 11" x 9' 9" (3.02m x 2.97m)

Bedroom Three 9' 0" x 7' 0" (2.74m x 2.13m)

Bathroom 6' 7" x 6' 3" (2.01m x 1.91m)

Downstairs WC

Garage 19' 0" x 7' 9" (5.79m x 2.36m)

Garden Room 15' 8" x 11' 0" (4.78m x 3.35m)

Garden South Facing

Driveway Off-Road Parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.