

15 Carpenter Close, Poole, Canford Heath BH17 8DF

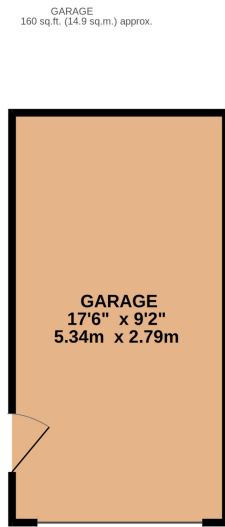
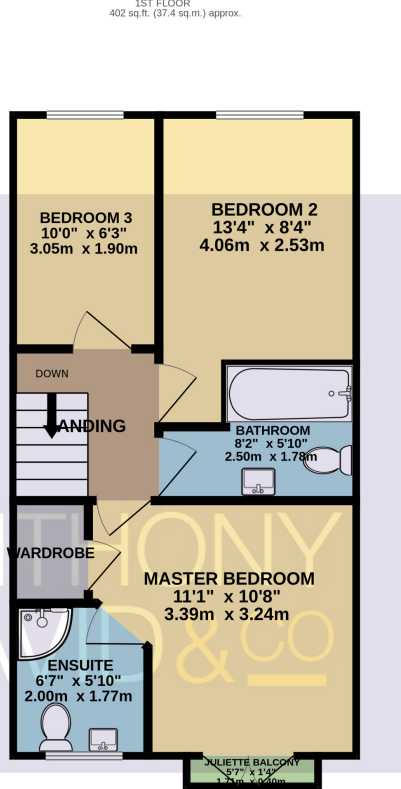
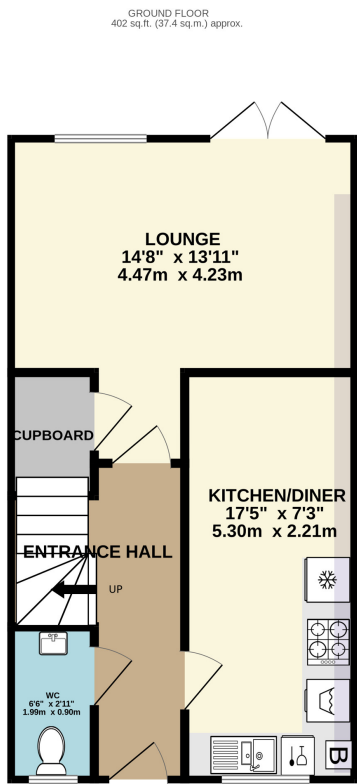
Guide Price £350,000 Freehold

**\*\* GUIDE PRICE £350,000 - £375,000 \*\*** An immaculate three bedroom semi detached house situated within this modern cul-de-sac location in Canford Heath a short distance away from, bus routes, leisure centre and Adastral Square with its shops and amenities. This stunning home offers contemporary living throughout and viewing is a must to not only appreciate its superb location but also the stylish accommodation on offer, which comprises: lounge with direct garden access, kitchen/diner, downstairs cloakroom, two double bedrooms, bespoke en-suite shower room, good sized single bedroom and family bathroom. Externally the property boasts a South Easterly aspect garden with artificial lawn, sun patio and raised decked area. To the front there is allocated parking and a garage. Further features of this 'turnkey' property include: integrated appliances to kitchen, understairs storage, built-in wardrobe to bedroom on, gas central heating and UPVC double glazing.

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DAVID & CO**





Entrance Hall Doors to

Lounge 14' 8" x 13' 11" (4.47m x 4.24m)

Kitchen/Diner 17' 5" x 7' 3" (5.31m x 2.21m)

Downstairs Cloakroom 6' 6" x 2' 11" (1.98m x 0.89m)

Landing Doors to

Master Bedroom 11' 1" x 10' 8" (3.38m x 3.25m)

En-Suite Shower 6' 7" x 5' 10" (2.01m x 1.78m)

Bedroom Two 13' 4" x 8' 4" (4.06m x 2.54m)

Bedroom Three 10' 0" x 6' 3" (3.05m x 1.91m)

Bathroom 8' 2" x 5' 10" (2.49m x 1.78m)

Garage 17' 6" x 9' 2" (5.33m x 2.79m)

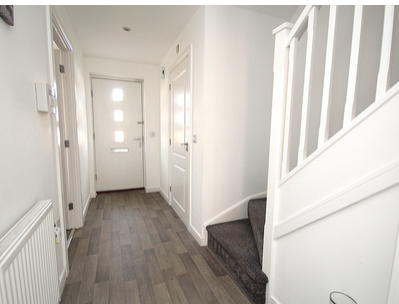
Garden South Easterly Garden

Parking Allocated

Council Tax Band D

TOTAL FLOOR AREA : 965 sq.ft. (89.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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